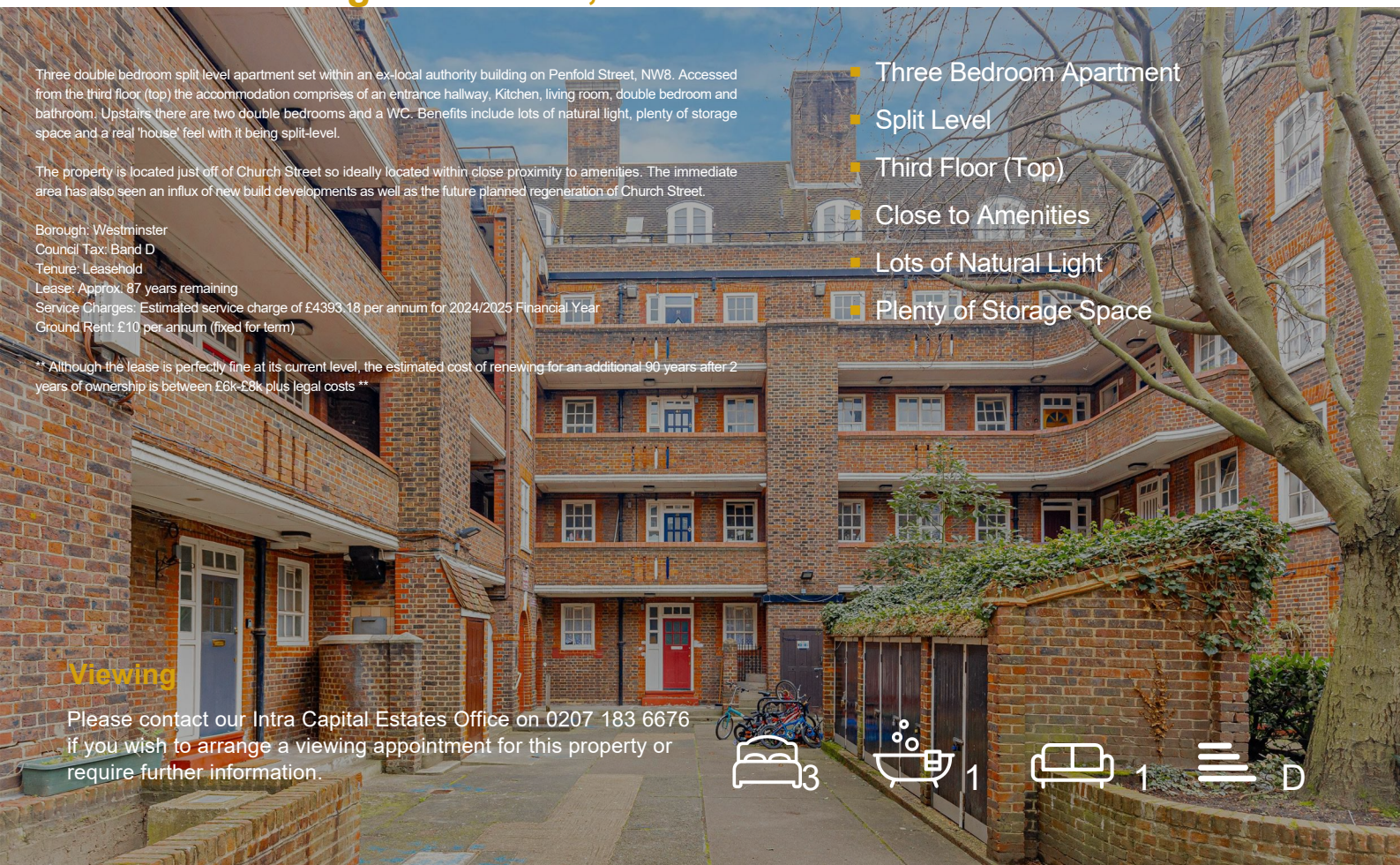




## Penfold Street London, NW8

**Offers in the region of £550,000**



Three double bedroom split level apartment set within an ex-local authority building on Penfold Street, NW8. Accessed from the third floor (top) the accommodation comprises of an entrance hallway, Kitchen, living room, double bedroom and bathroom. Upstairs there are two double bedrooms and a WC. Benefits include lots of natural light, plenty of storage space and a real 'house' feel with it being split-level.

The property is located just off of Church Street so ideally located within close proximity to amenities. The immediate area has also seen an influx of new build developments as well as the future planned regeneration of Church Street.

Borough: Westminster

Council Tax: Band D

Tenure: Leasehold

Lease: Approx. 87 years remaining

Service Charges: Estimated service charge of £4393.18 per annum for 2024/2025 Financial Year

Ground Rent: £10 per annum (fixed for term)

\*\* Although the lease is perfectly fine at its current level, the estimated cost of renewing for an additional 90 years after 2 years of ownership is between £6k-£8k plus legal costs \*\*

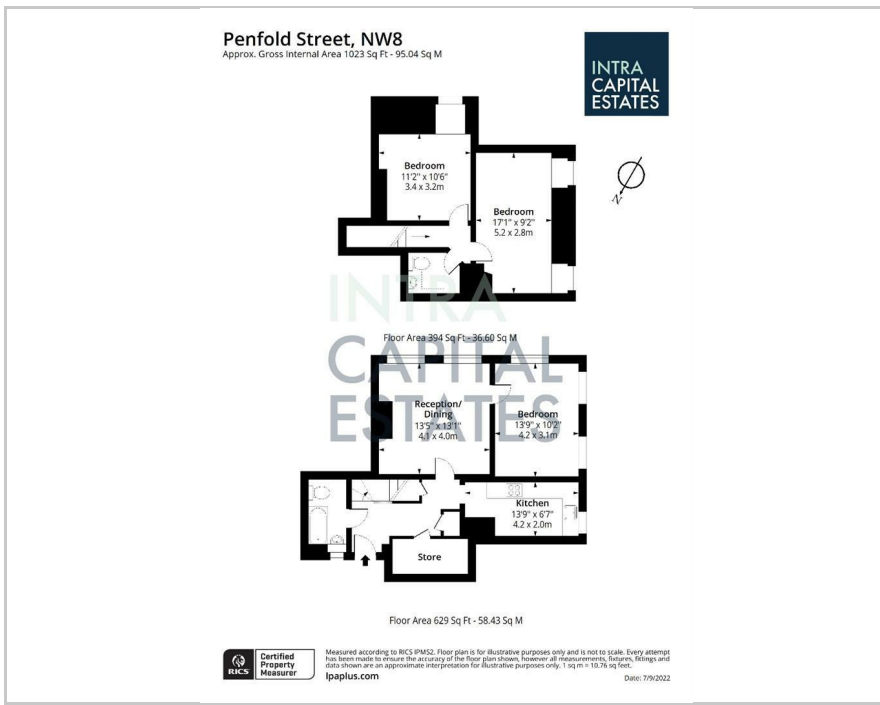
- Three Bedroom Apartment
- Split Level
- Third Floor (Top)
- Close to Amenities
- Lots of Natural Light
- Plenty of Storage Space

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



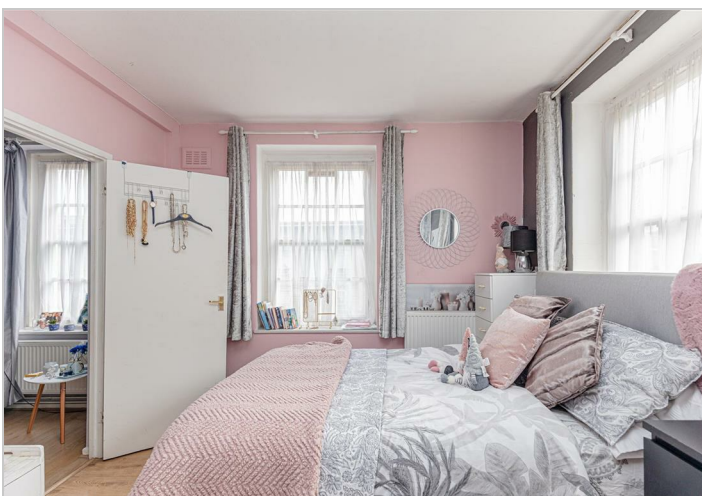
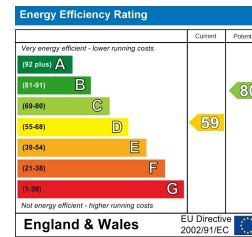
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

