

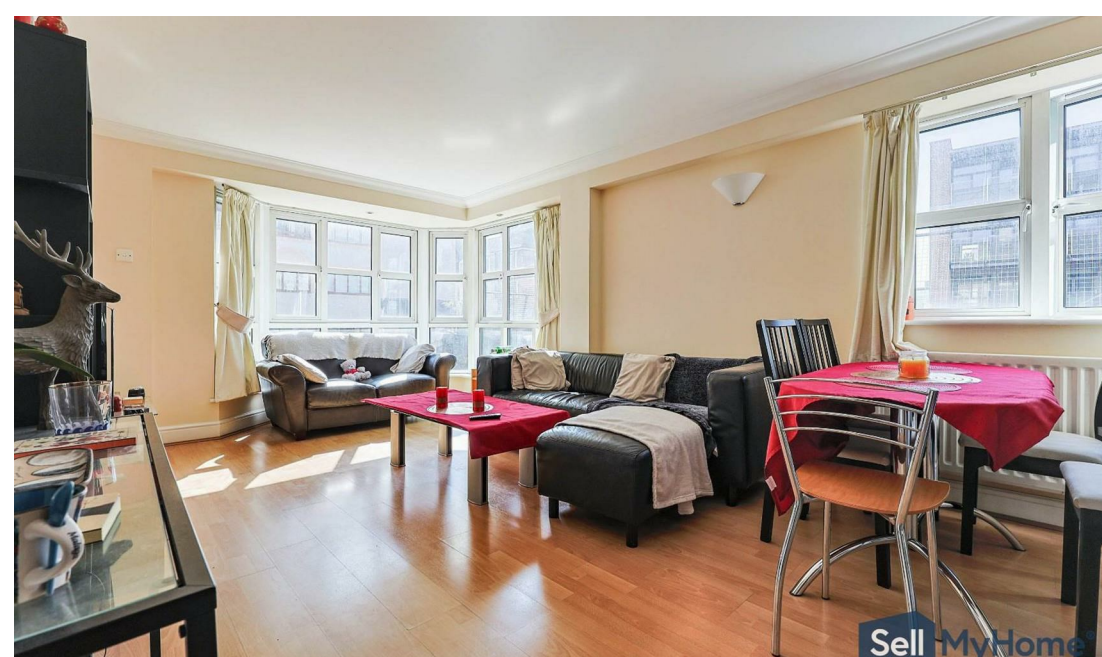


Lisson Grove, London, NW8

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Sell MyHome<sup>TM</sup>.co.uk





- Two double bedrooms
- EWS1 compliant
- Residents gym
- Priced to sell
- Secure building
- Dual aspect living area
- Principal bedroom with en suite
- 971 years on lease
- Elevator in building
- Underground parking

Sell My Home are pleased to present to the market this well presented two-bedroom apartment. The property is being offered on a chain free basis.

Situated within a prestigious modern block close to Marylebone, Baker Street, Edgware Road and St Johns Wood stations (Zone 1). Featuring two double bedrooms, two bathrooms (one en suite), a large living/dining room, fully fitted kitchen with dishwasher and washing machine. Fitted wardrobes in both bedrooms. Laminated flooring through bedrooms and living areas. Tiled bathrooms and kitchen. The apartment also benefits from full concierge service and lift, resident's gymnasium within the block and allocated underground parking space.

The popular and diverse amenities and recreational facilities of Marylebone, Baker Street, and St Johns Wood, as well as Regents Park are all within walking distance. Very convenient for Central London amenities and shops. 0.3 mile to Marylebone station. 0.4 Mile to Edgware Road Bakerloo Underground and 0.25 miles to St. Johns Wood station. This property is being offered with vacant possession from April. All furniture and 'soft' fittings can be included for a quick sale.

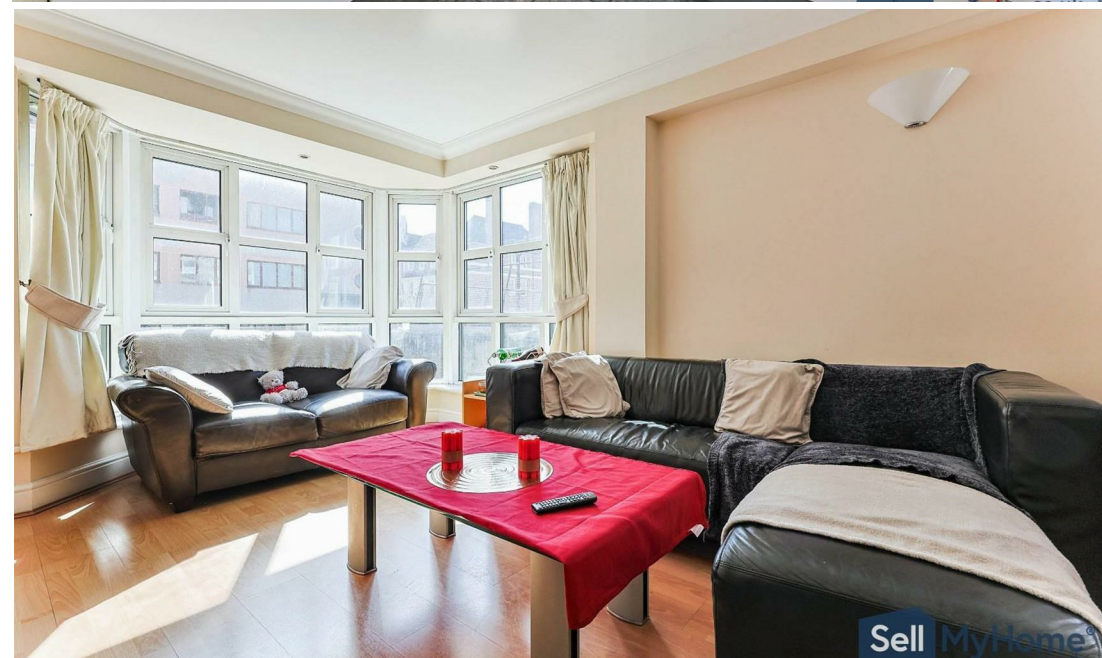
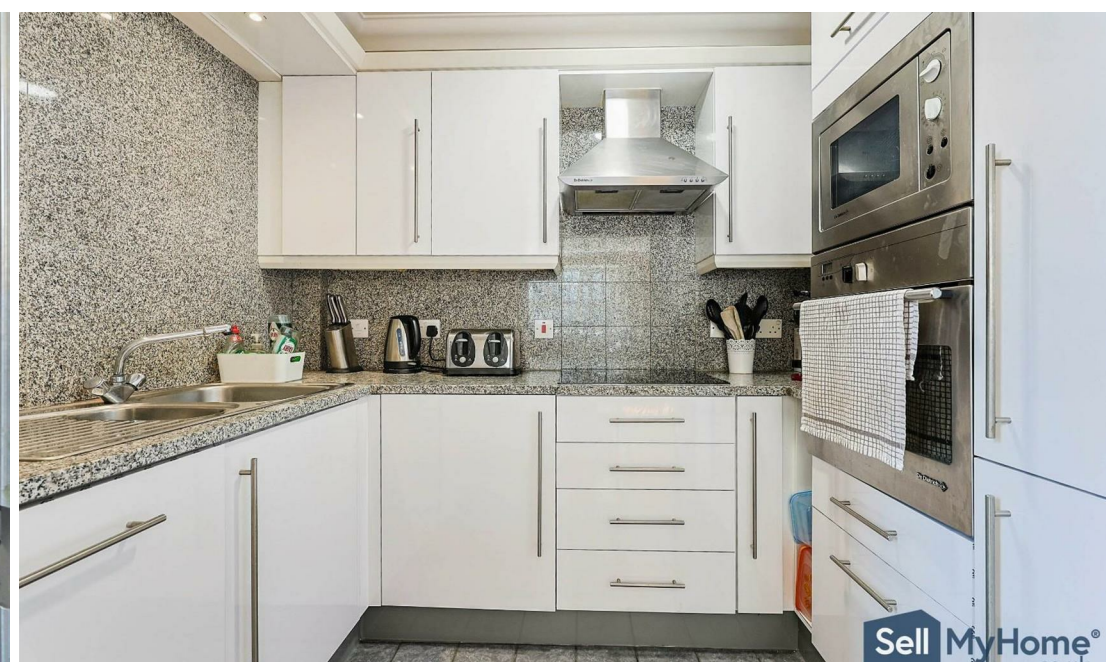
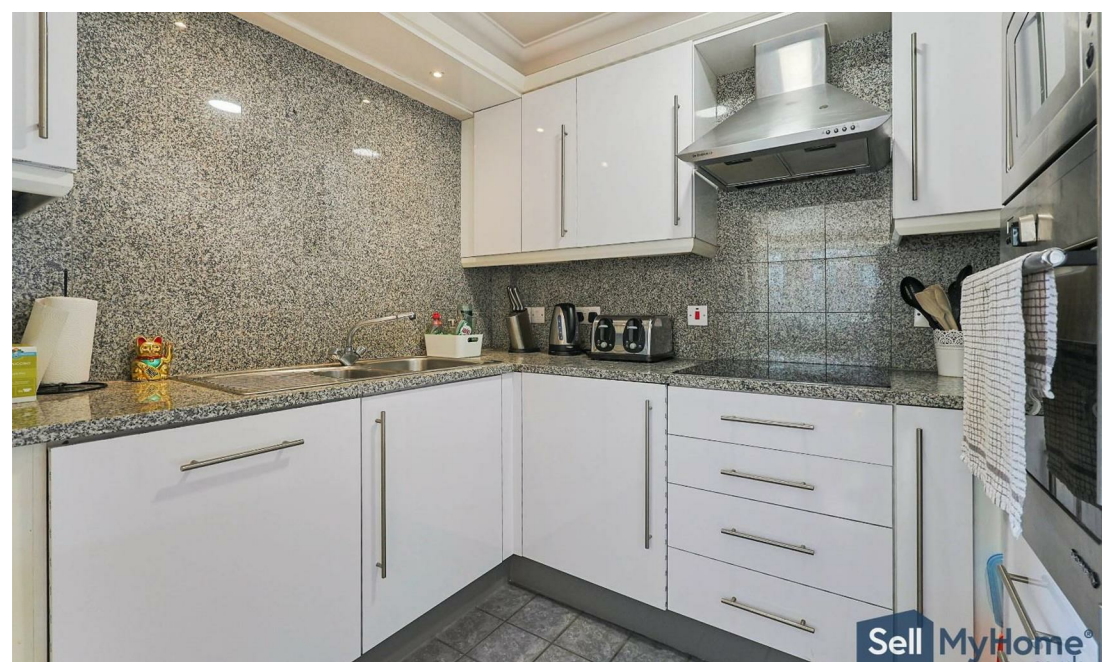
Viewings are highly recommended to appreciate the space on offer. Please call Sell My Home to book yours now.

TENURE: Leasehold  
 LEASE LENGTH: 970 years remaining  
 GROUND RENT: £500 per annum  
 SERVICE CHARGE: £4528 per annum  
 COUNCIL TAX BAND: G

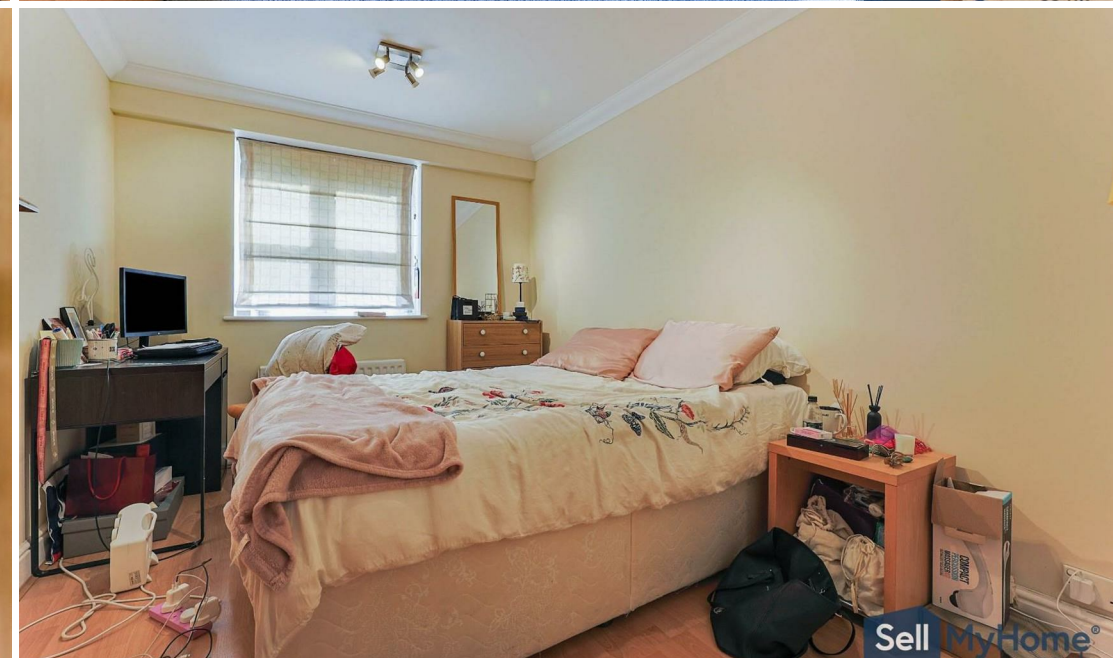
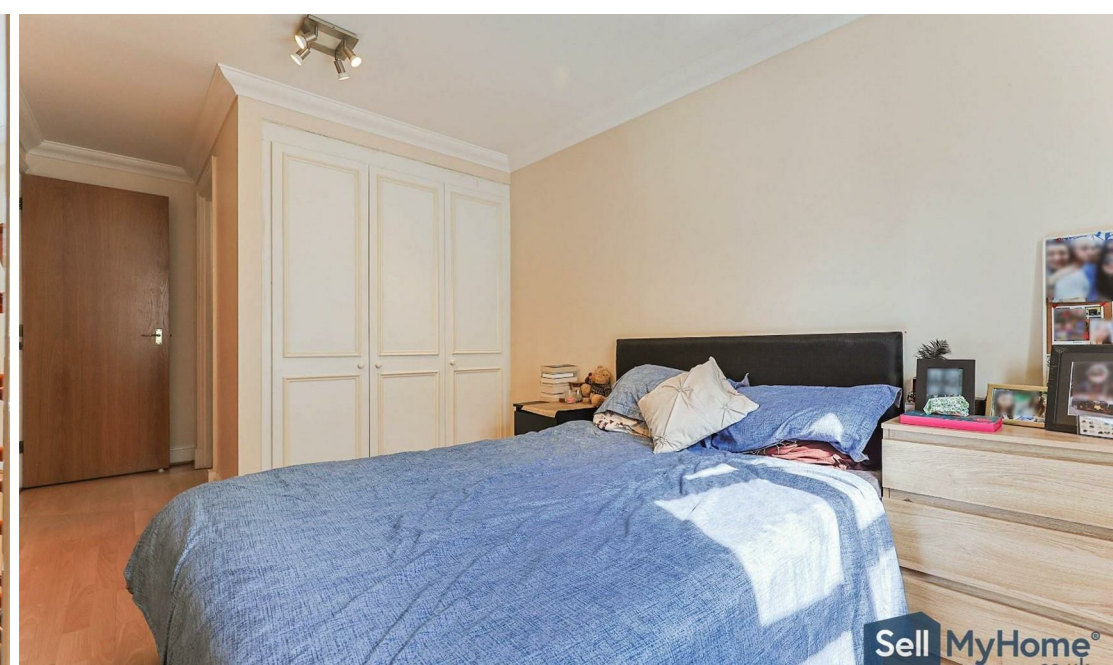


Offers Over: £569,950













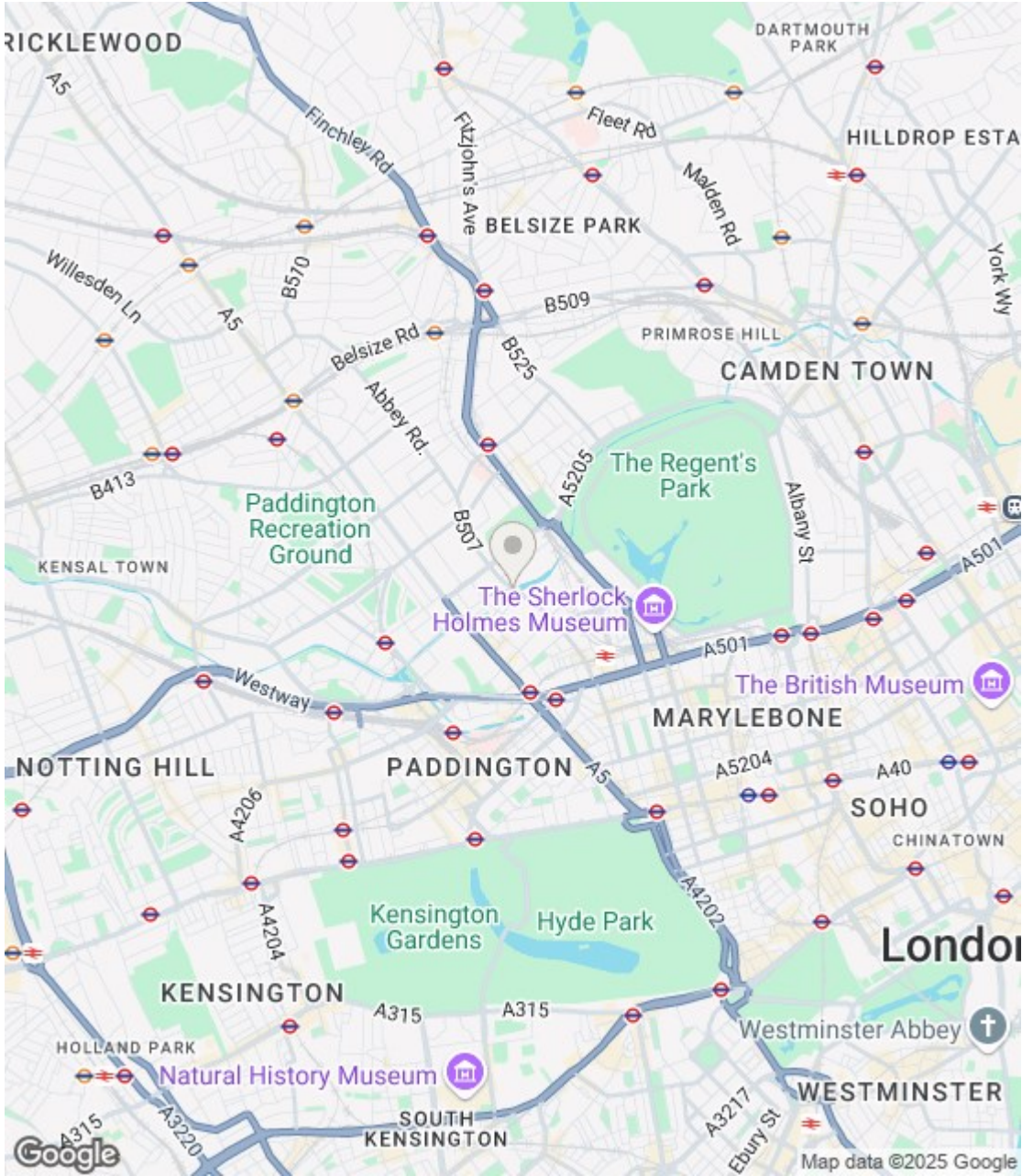
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**PRS** Property  
Redress  
Scheme

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQM	Belvedere Heights NW8
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	Date: 13/07/21
	photoplan

(1) MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.