

## Belvedere Heights 199 Lisson Grove, London, NW8 8HZ

\*\*\*\*GUIDE PRICE £600,000 TO £650,000\*\*\*\*

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 September. All furniture

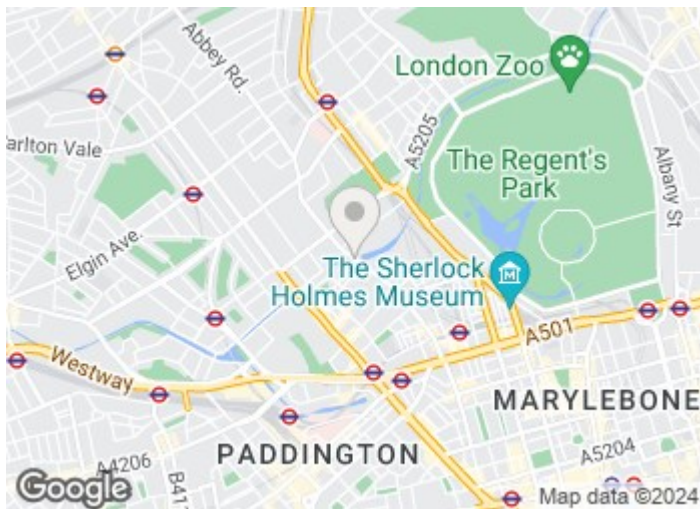
### Offers Over £600,000

# Belvedere Heights 199 Lisson Grove

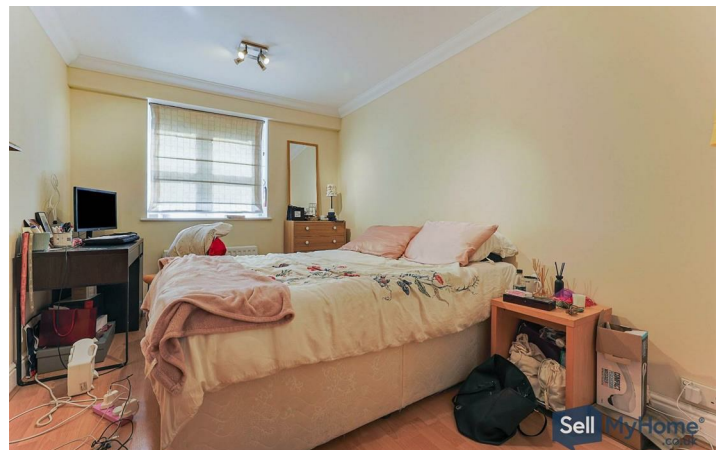
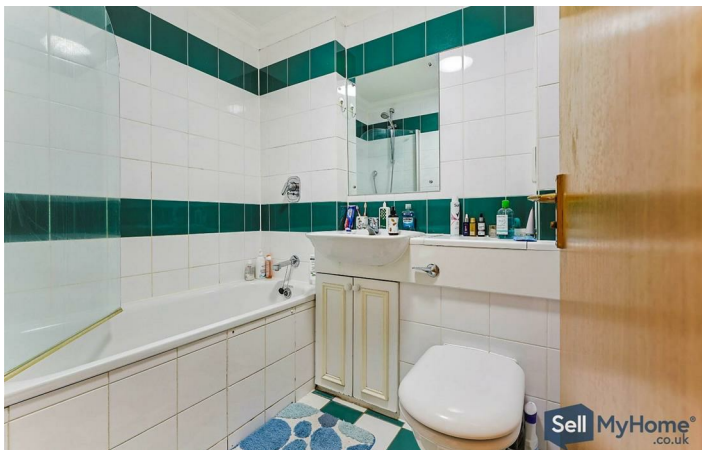
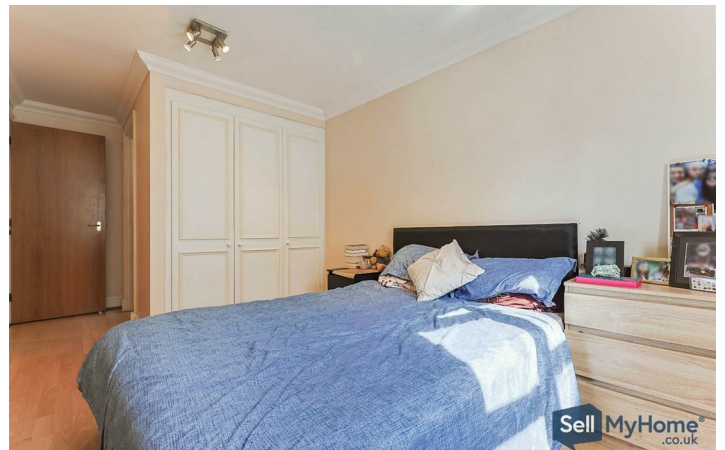
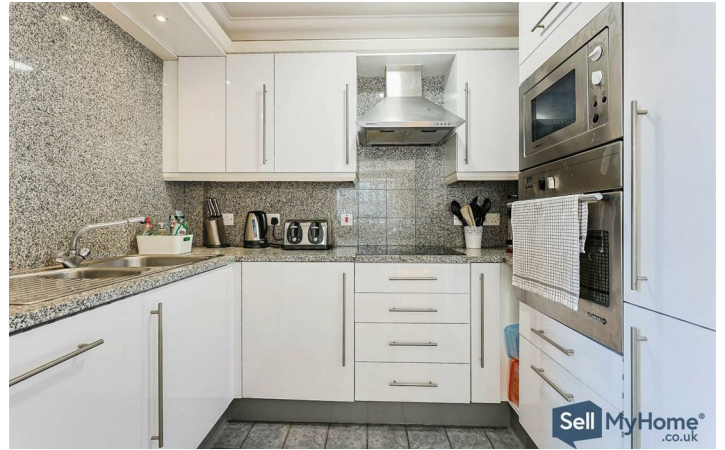
, London, NW8 8HZ



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



[Directions](#)



# Floor Plan



|   |  |
|---|--|
| <p>APPROX. GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQM</p> <p>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.</p> | <p>Belvedere Heights NW8</p> <p>date 13/07/21</p> <p><b>photoplan</b> </p> |
|---|--|

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 representation 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.

