



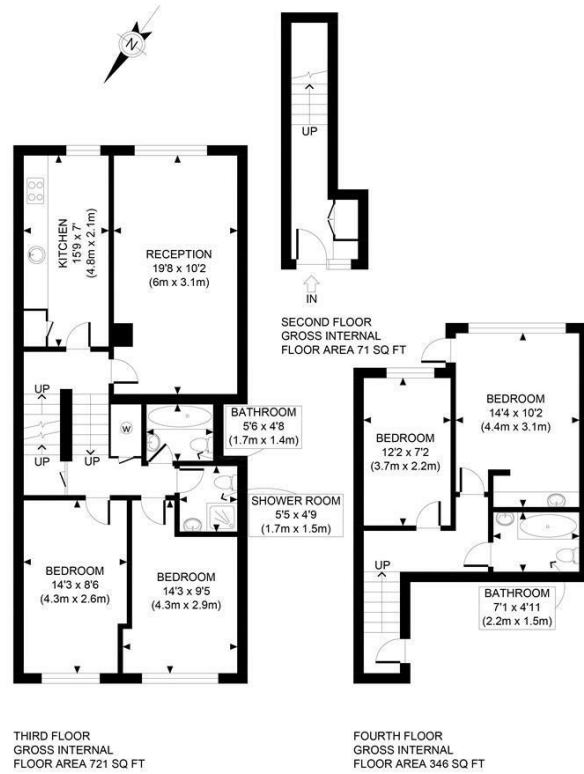
SWAIN STREET

LONDON, NW8

£675,000
LEASEHOLD

New to the market is this spectacular four bedroom, three bathroom duplex apartment in the Lisson Grove Estate. Spanning 1138 square feet, this property provides an exceptional opportunity for a large family home or rental investment. This property is located moments from Regent's Park and walking distance to Baker Street, Marylebone and St John's Wood High Street. Transport links are plentiful with many of London's best amenities nearby.

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APPROX. GROSS INTERNAL FLOOR AREA 1138 SQ FT / 106 SQM		Padbury House	
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	30/10/24
		photoplan	



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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