



REAL  
ESTATE



## 101-102 Arlington Road, London NW1 7ET

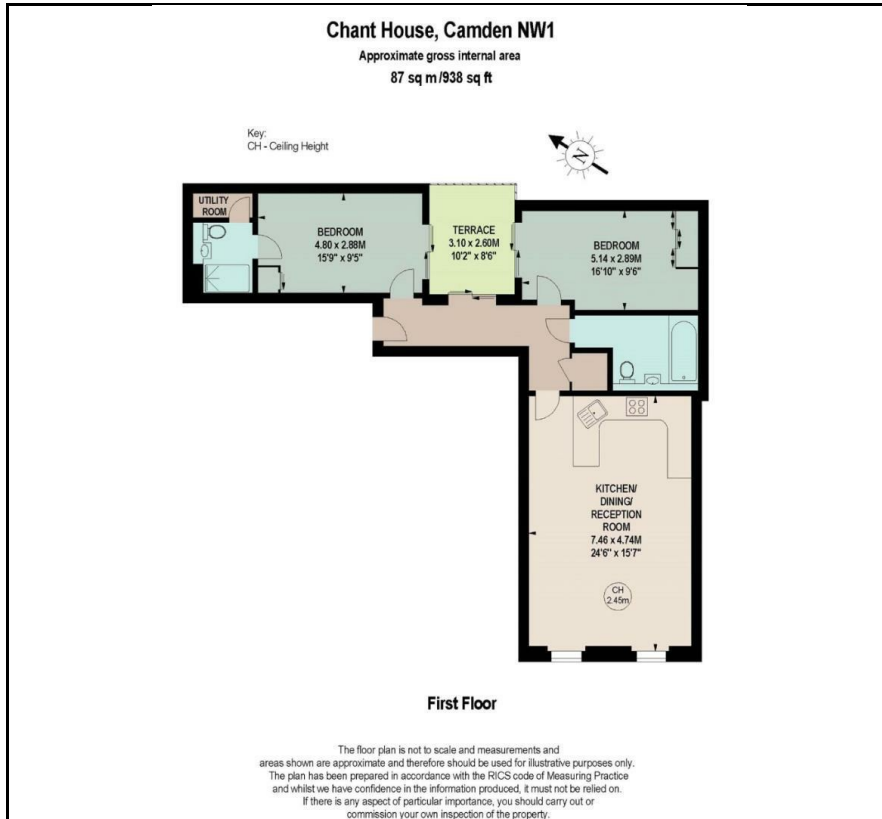
Bright open plan kitchen and reception room, principal en-suite bedroom with fitted wardrobes, and a second double bedroom with spacious wardrobes and family bathroom makes this apartment a true catch for anyone looking to move into this vibrant area of London.

The charming private terrace can be accessed easily from both bedrooms and brings extra comfort and privacy to the apartment. Additionally, the apartment benefits from a very energy efficient heating system, ample storage, a secure telephone entry system, bicycle storage and a lift.

**Asking Price £950,000**

- New building
- Private Terrace
- 2 bedrooms
- 2 bathrooms
- Open plan kitchen
- Large windows
- Built-in furniture
- Lift
- Chain Free
- EPC Rating: B

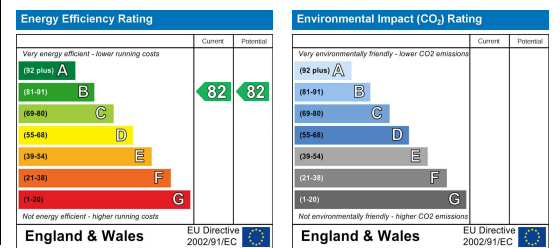
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our AZ Real Estate Office on 0203 871 4074 if you wish to arrange a viewing appointment for this property or require further information.

Being located only moments to the green open spaces of Regents Park and in very close proximity to both Camden Town and Mornington Crescent tube stations access can be gained to the whole of London.

Camden High Street and the Camden Market are both a short walk away.

Tenure – Leasehold

Length of lease – 150 years from 01/01/2014 (142 years remaining)

Annual ground rent amount – £0

Annual service charge amount – approx. £3000

EPC rating – B (82,82)



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.

7 Marylebone Lane, London, W1U 1DB

T: 0203 871 4074 | [welcome@azrealestate.eu](mailto:welcome@azrealestate.eu)