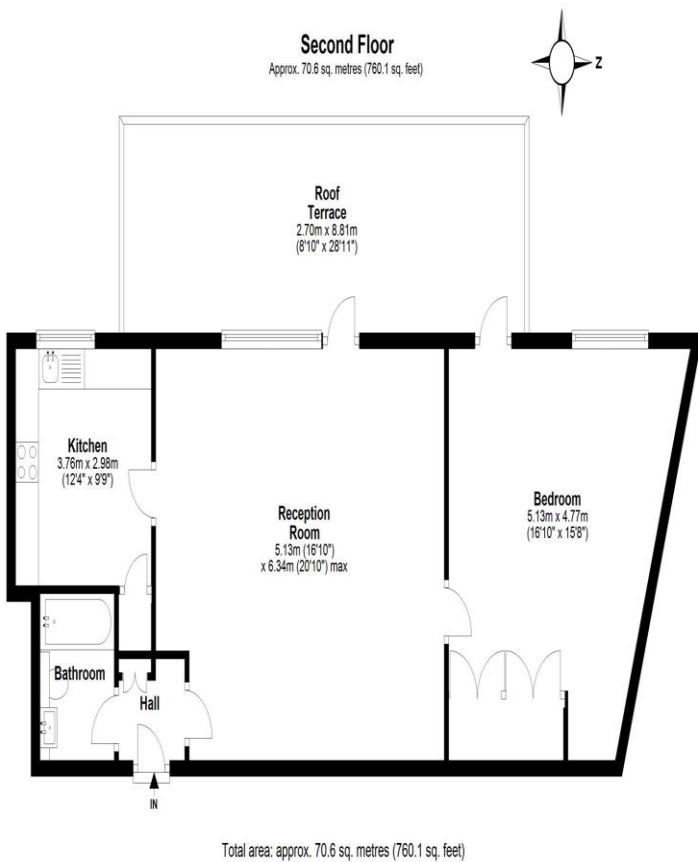




1 Bed Apartment  
New College Parade  
London NW3

- Huge rear facing apartment
- Spacious reception room
- Private roof terrace
- Moments from Regents Park

Auction guide price of £450,000  
Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

This well presented and exceptionally spacious second-floor flat offers a rare opportunity to secure a standout property in one of North West London's most connected locations. Boasting an impressive footprint and abundant natural light throughout, the home is perfect for buyers seeking comfort, style, and outdoor space. The flat features a bright and expansive reception room that opens directly onto a huge private roof terrace, providing a stunning setting for entertaining, dining, or relaxing under the open sky. The separate modern kitchen is well-equipped, while the stylish bathroom has been tastefully updated to a high standard.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.