

Nottingham Terrace, Regent's Park NW1



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An immaculately presented two bedroom apartment within Nottingham Terrace, NW1.

Offered for sale and arranged over approximately 1,147 sq ft is this beautifully interior-designed apartment located on the ground and first floor of Nottingham Terrace. On the ground floor is the fantastic entertaining space with large windows providing an abundance of light throughout. There is also the benefit of a guest WC. On the first floor are two very large bedrooms, with the principal bedroom benefiting from an en suite bathroom whilst the second bedroom has access to the family bathroom.



Asking price: £1,935,000

Tenure: Leasehold: approximately 131 years remaining

Service charge: £8,362.36 per annum + £650 for parking. Please note that we have been unable to confirm the next review dates for the service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

Ground rent: £170 per annum, reviewed every 25 years.

Local authority: City of Westminster

Council tax band: G



Location

The property is sold on a long lease, benefiting from portage as well as an allocated underground parking space.

Nottingham Terrace is ideally located for the green open spaces of Regent's Park and Primrose Hill. The boutique restaurants and shops of Marylebone High Street and the trendy St John's Wood High Street are nearby. Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan, Circle, and Hammersmith & City Lines) is located 0.3 miles away, and the fantastic bus routes are very close by.

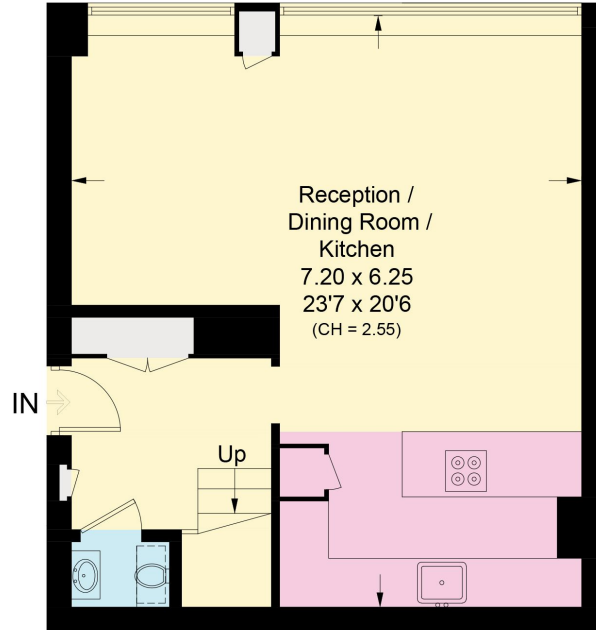




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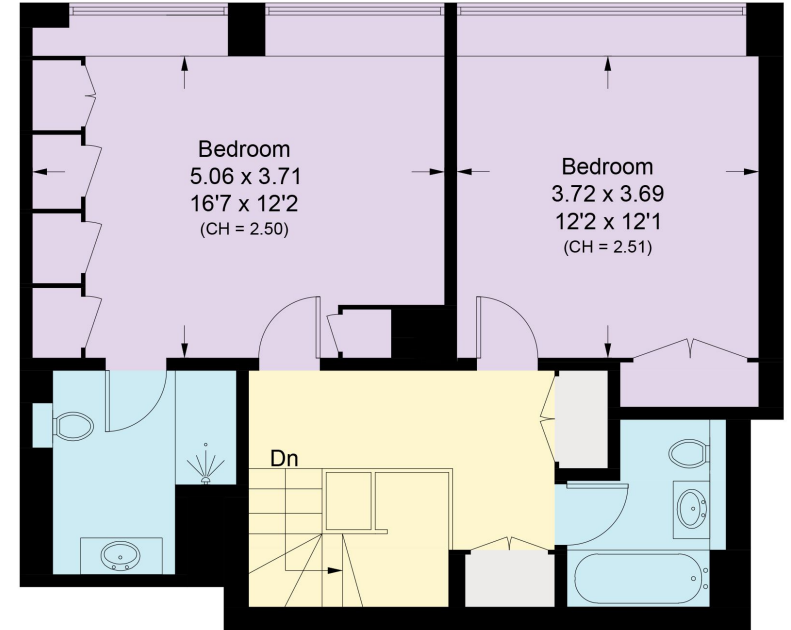
Approximate Area = 106.5 sq m / 1147 sq ft
Including Limited Use Area (5.7 sq m / 61 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.




Ground Floor

Approximate Area = 45.5 sq m / 490 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



First Floor

Approximate Area = 61.0 sq m / 657 sq ft
Including Limited Use Area (4.0 sq m / 43 sq ft)

 = Reduce head height below 1.5m

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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