

Osnaburgh Street, London NW1



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A two double bedroom, two bathroom apartment on the 10th floor of this contemporary block, which benefits from an underground garage space and portorage.

The property has fantastic far-reaching views of London and is presented in very good decorative condition. An excellent pied-a-terre or investment, the property has an abundance of natural light.



Asking price: £950,000

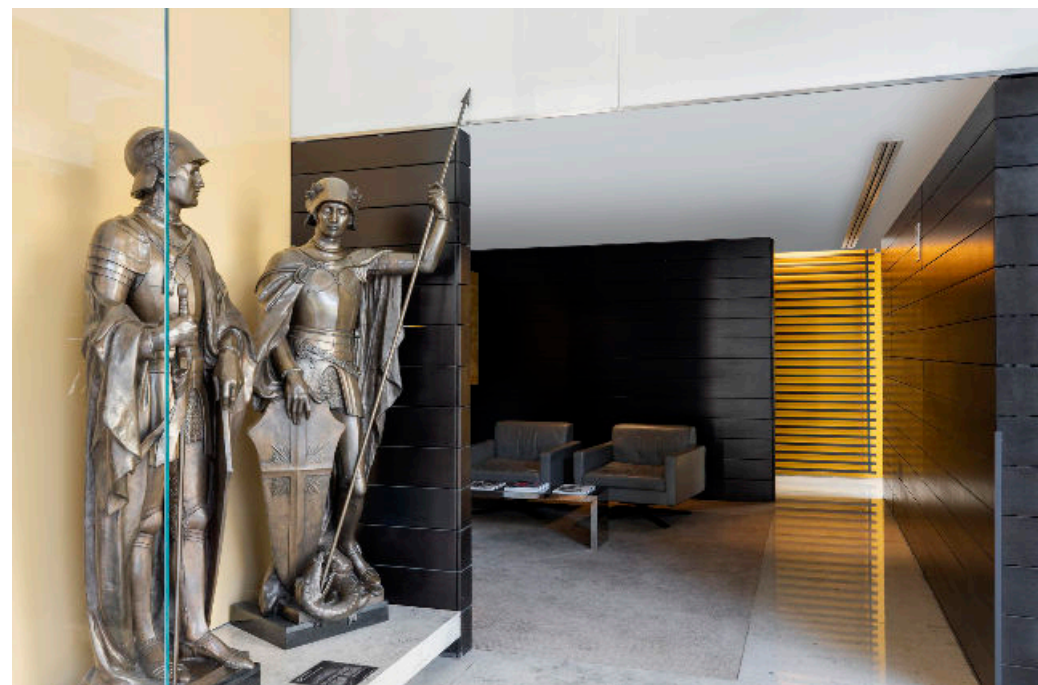
Tenure: Leasehold: approximately 984 years remaining

Service charge: £9,919.26 per annum. 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: £400 per annum

Local authority: London Borough of Camden

Council tax band: G





Amenities

- Entrance hall
- Kitchen
- Reception room
- Principal bedroom with en suite bathroom
- Second bedroom
- Shower room
- Concierge
- Passenger lift
- Allocated underground parking space

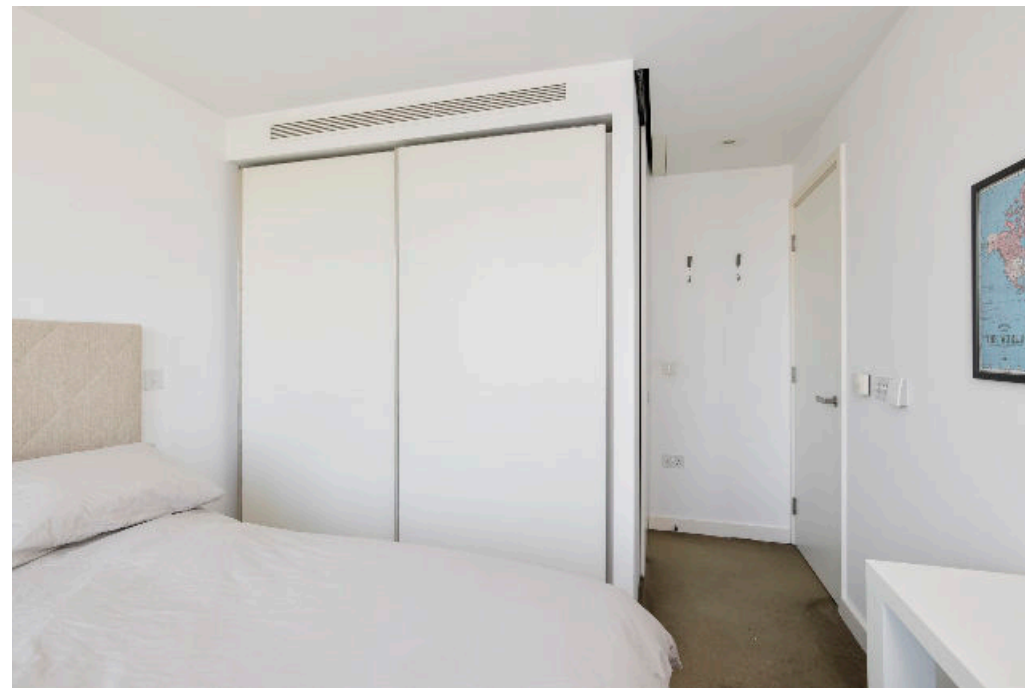
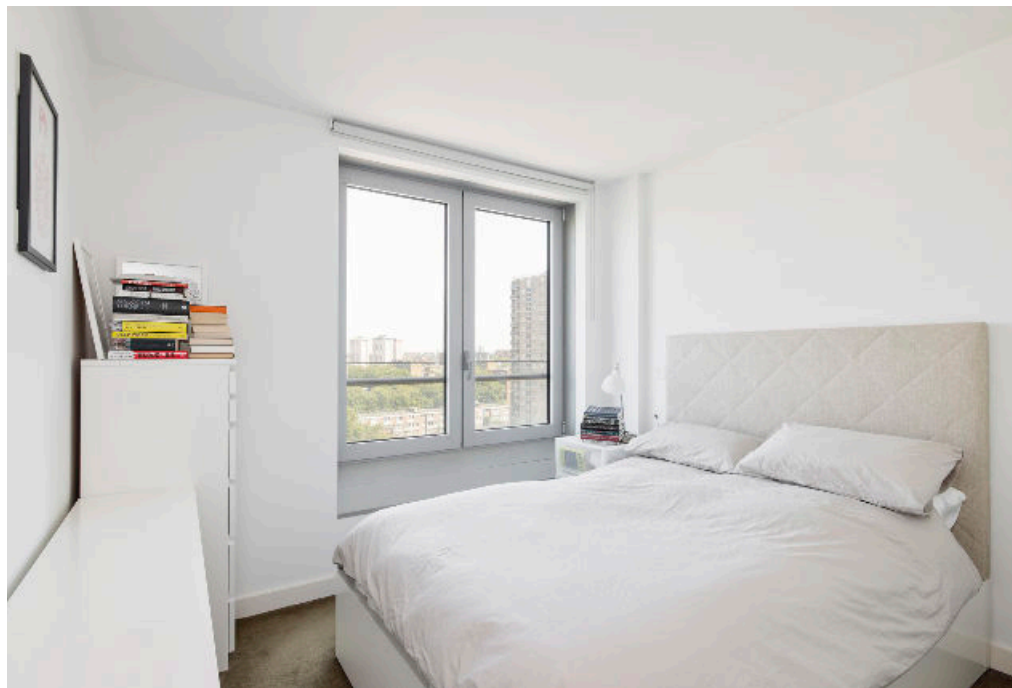
Location

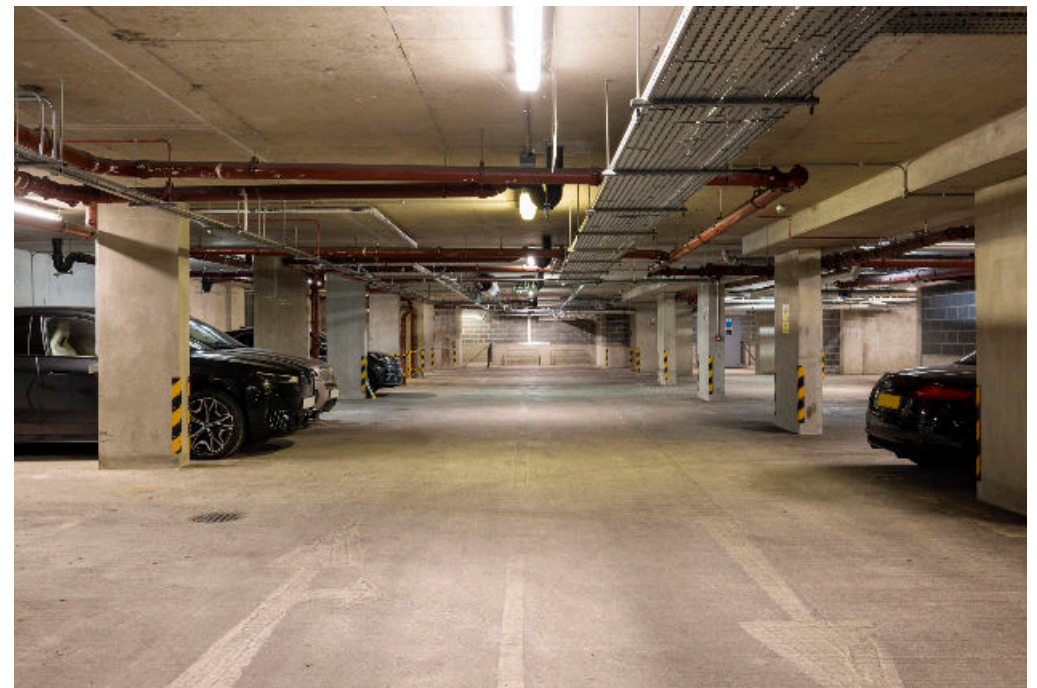
Located on Osnaburgh Street, this property is conveniently situated close to Great Portland Street Underground Station, approximately 0.2 miles away. The stunning greenery of Regent's Park is just 0.1 miles away, while Marylebone High Street, with its vast collection of trendy shops, restaurants and cafes, is a mere 0.6 miles away. Furthermore, there are numerous bus routes into and out of London, all within close proximity to the property.

Fire Safety

We have been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice







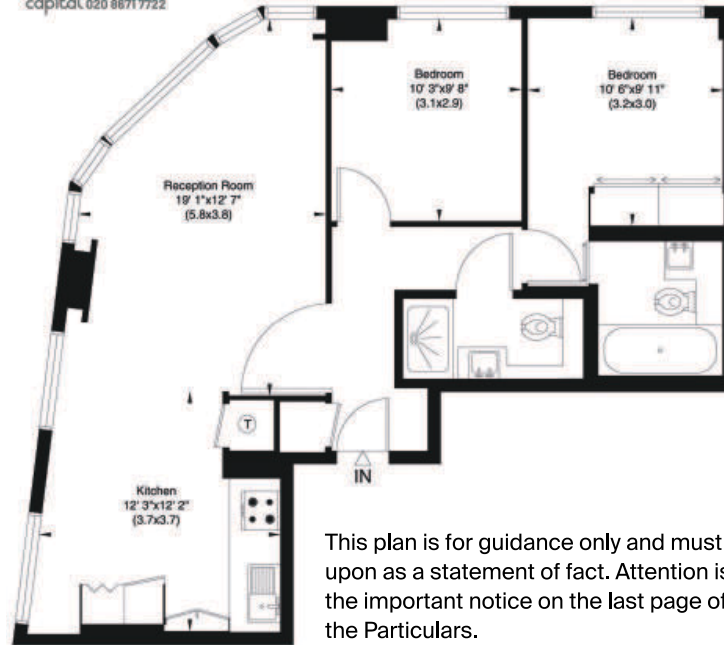
Osnaburgh Street, NW1

Gross internal area (approx.)

69 Sq m (747 Sq ft)

For identification only, Not to Scale

capital 020 8871 7722



Tenth Floor

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.

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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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2024. Photographs and videos dated September 2024.

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