



Shroton Street, London, NW1

welcome to
Shroton Street, London

A three bedroom, two bathroom apartment let until September 2023 at £870pw. Located on the second floor of a period property. It also benefits from demised loft space which as previously had planning approval to extend into.

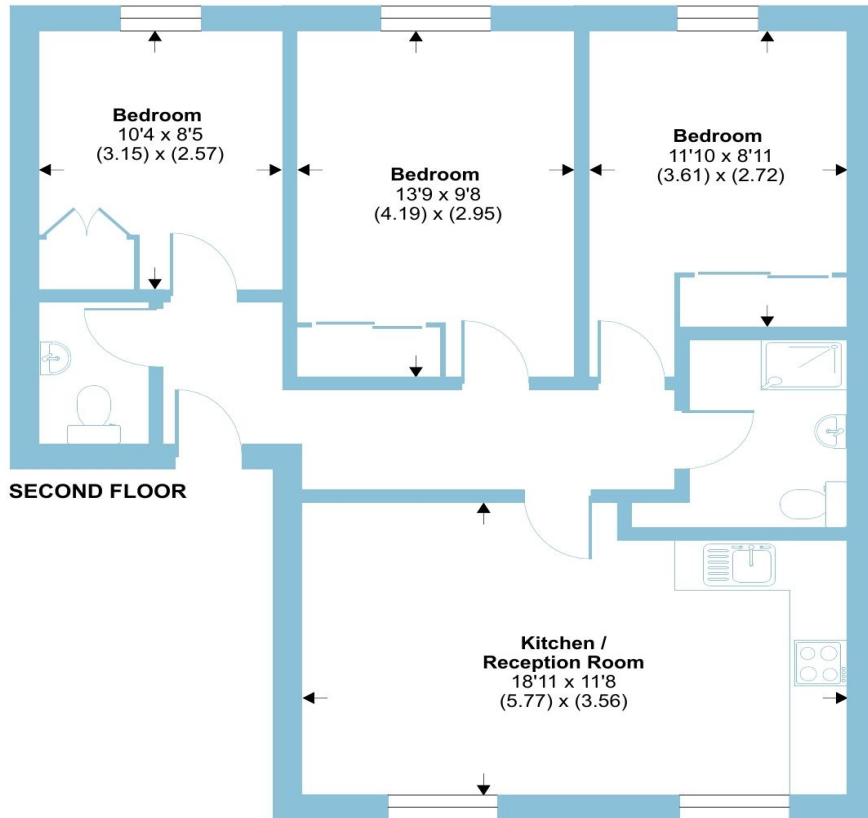
Shroton Street benefits from the convenience of the shops and restaurants of Baker Street and Marylebone High Street. It's also moments away from London's famous Regents Park.



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Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2022. Produced for Barnard Marcus. REF: 921770



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Shroton Street, London

- Over 900 years on the lease
- Currently rented at £870pw
- Potential to extend
- Top Floor
- Chain Free

Tenure: Leasehold EPC Rating: D

£785,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KWY103750

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
KWY103750 - 0005


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