

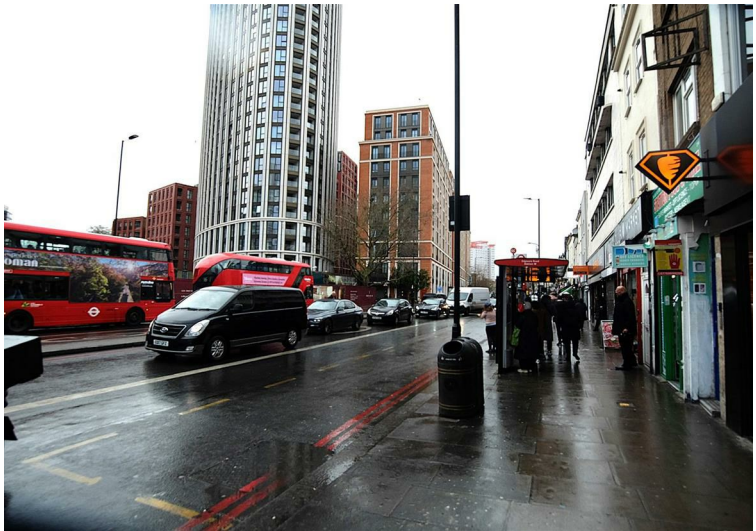


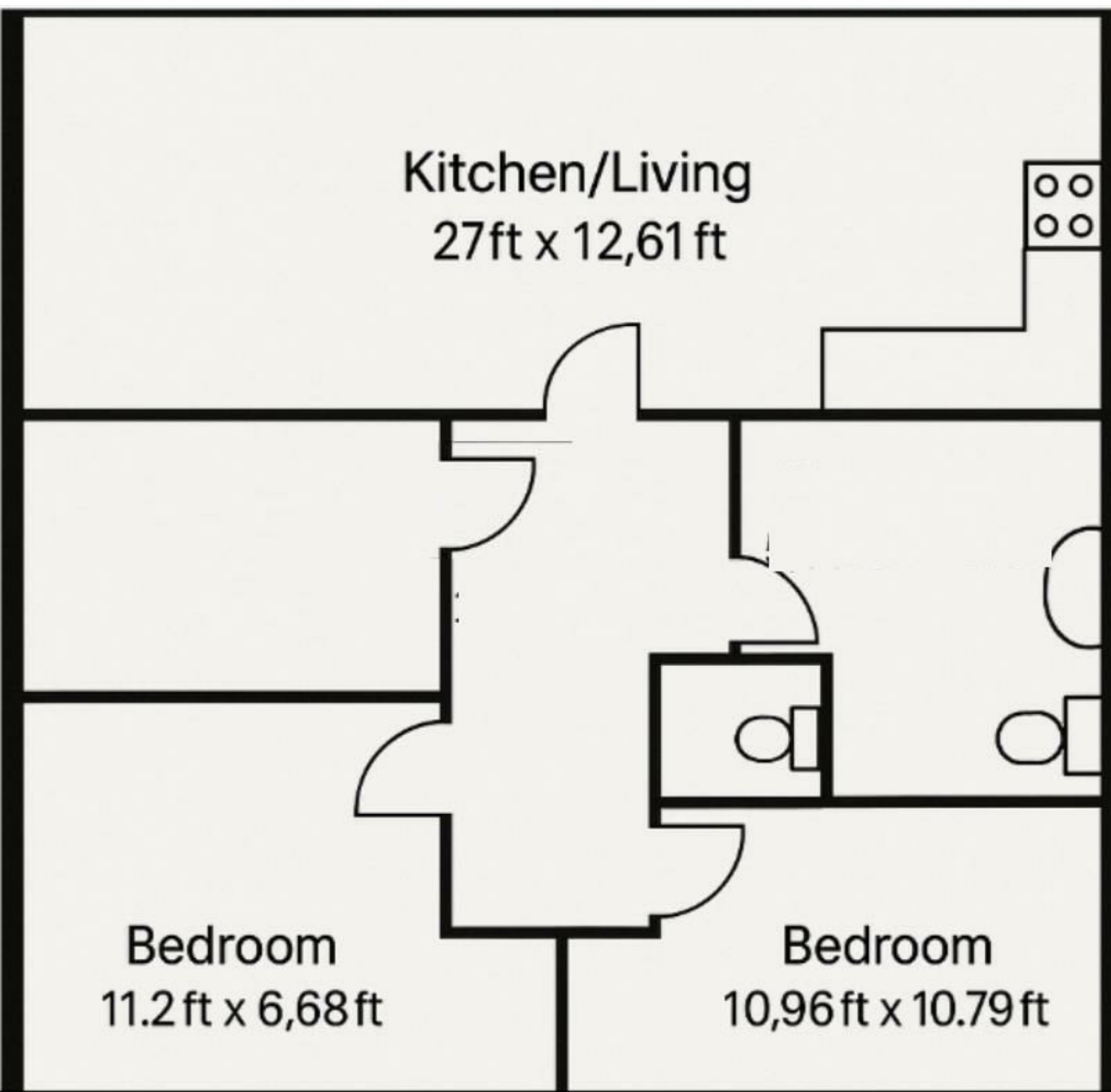
Edgware Road, W2 £475,000 Subject to contract

A superb location close to London's West End and Paddington, this newly refurbished apartment offers bright, convenient living space.

Arranged on the third floor, the property, which has just been completed and renovated by the current owners, offers two double bedrooms, a newly fitted bathroom, a bright open-plan reception, and a contemporary kitchen.

Located just north of Edgware Road and close to the numerous amenities of Marylebone, the apartment provides excellent access to the West End and is central to the West End.





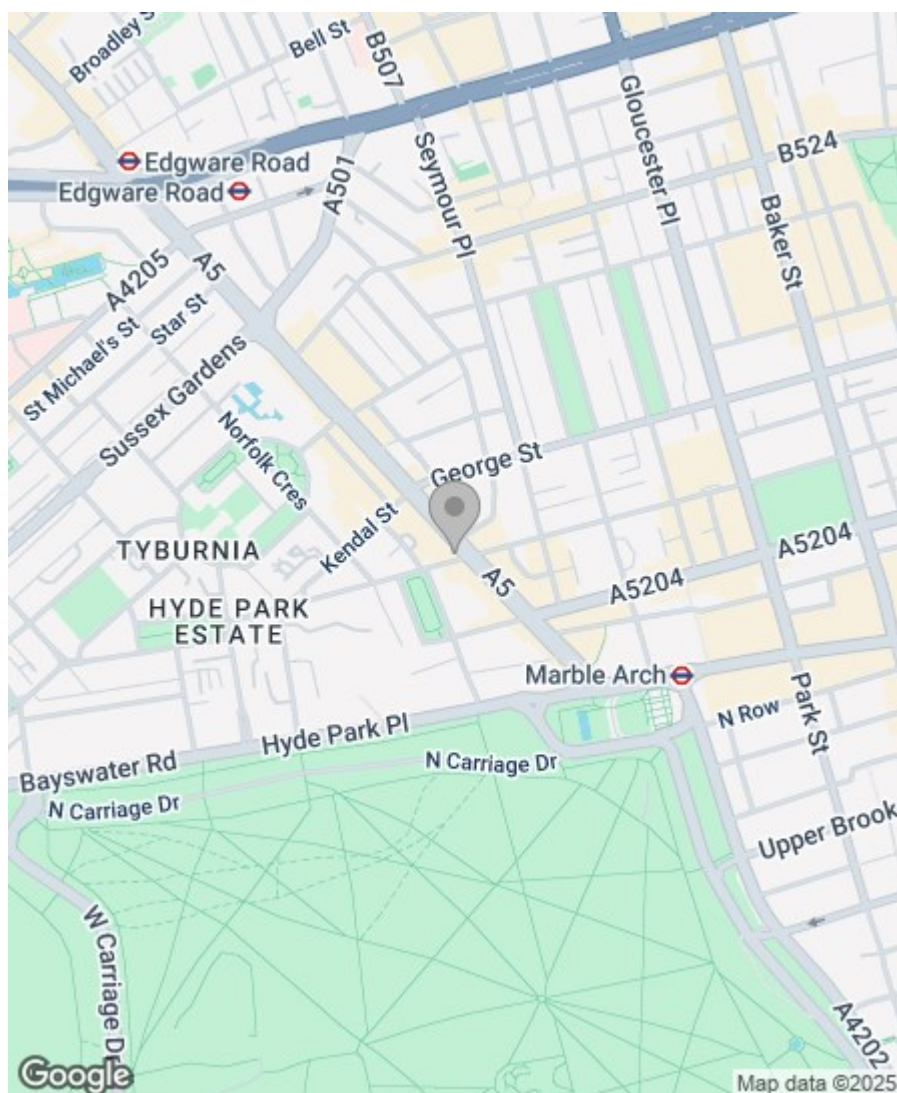
3rd Floor Flat
Edgware Road W2
Total Gross Area : 580 sqft

Property Overview

Location	Edgware Road, W2
Price	Asking Price £475,000
Bedrooms	2
Bathrooms	1
Receptions	1
Tenure	Leasehold
Council	Westminster
Tax Band	E
Current Ground Rent	£50 pa
Service Charge	22 % share of Building Insurance (2024 = £645)
Term	Leasehold 999 Years from 27.06.1986

Key Features

- Newly Converted
- 2 bedrooms
- Bright Reception
- Top Floor
- Great Location
- No Chain
- Sole Agents
- 960 Year lease



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
England & Wales	EU Directive 2002/91/EC	

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Registered in England & Wales
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