



153
SALISBURY STREET
LONDON NW8 8QD

LEASEHOLD
ASKING PRICE £525,000
SUBJECT TO CONTRACT
SOLE AGENCY

A fabulous newly refurbished two bedroom third floor apartment in a red brick period block well located within the Church Street Regeneration Area and within eight minutes walking distance of Edgware Road Underground Station (Circle, District and Hammersmith & City Lines all Zone 1) and eleven minutes walking distance of Marylebone Railway Station.

This spectacular apartment is of around 662 sq ft and is incredibly bright, with a south west facing reception room and south west facing separate kitchen. It has been refurbished to a very high standard to provide a wonderful light, contemporary living space and comprises a double aspect reception room, a gorgeous kitchen with a breakfast bar and integrated appliances, a very stylish bathroom, and two double bedrooms. There is no lift in the block.

It is well located within the Church Street area with its famous antique stores, cafes, market and shops on the doorstep and the area is currently undergoing an exciting regeneration programme, more details of which can be found at <https://churchstreet.org/>.

Council Tax band C, Lease 101 years, Ground Rent £10 per annum, Service Charge £1,589.16 per annum.
All distances taken from GoogleMaps.

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COUNCIL TAX BAND: C

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		72	80				

- SPECTACULAR NEWLY REFURBISHED LIGHT FLOODED APARTMENT
- FABULOUS SOUTH EAST FACING KITCHEN WITH BREAKFAST BAR
- TWO DOUBLE BEDROOMS
- 8 MINUTE WALK TO EDGWARE ROAD TUBE
- SOUTH EAST FACING DOUBLE ASPECT RECEPTION ROOM
- STYLISH CONTEMPORARY BATHROOM
- LOCATED WITHIN THE EXCITING CHURCH STREET REGENERATION AREA
- 11 MINUTE WALK TO MARYLEBONE TRAIN STATION

DISCLAIMER

The particulars do not constitute part of an offer or contract. The particulars, including text, photographs and plans, are for the guidance only of prospective purchasers/tenants and must not be relied upon as statements of fact; The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; Nothing in the particulars shall be deemed a statement that in these particulars shall be deemed a statement that the property is in good condition or otherwise or that any services or facilities are in good working order


All measurements are approximate.

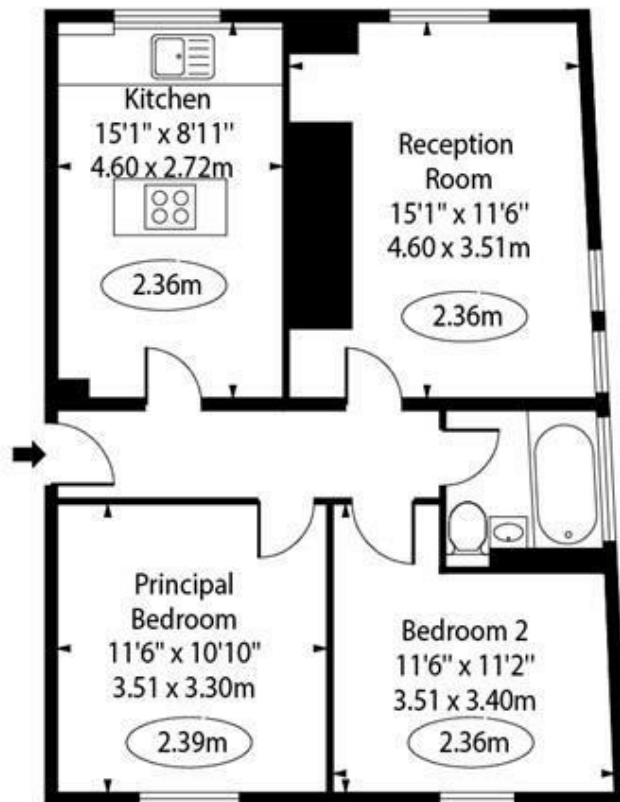
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Morris House,
Salisbury Street, NW8



 - Ceiling Height



Approx Gross Internal Area 662 Sq Ft - 61.50 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.48250

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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