



Carricks Yard

3 Fisherton Street, NW8

Asking Price £1,050,000

Sole Agent. A stunning 2 bedroom, 2 bathroom second floor apartment set in this amazing new build development, close to Marylebone and Edgware Road stations.

The property comprises an open plan living room/kitchen with integrated appliances, two double bedrooms both with fitted wardrobes, two bathrooms (one en suite) and a large balcony overlooking the communal garden.

Additional benefits include an allocated parking space, porter, lift, underfloor heating, comfort cooling, and a communal workspace.



Carricks Yard

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- 2 Bedroom, 2 Bathroom Apartment
- Long leasehold
- 880 sq. ft.
- Parking
- Porter
- Balcony



Tenure: Leasehold
Service Charge: £5,313.47pa
Ground Rent: £0
Local Authority: Westminster
Council Tax Band: F

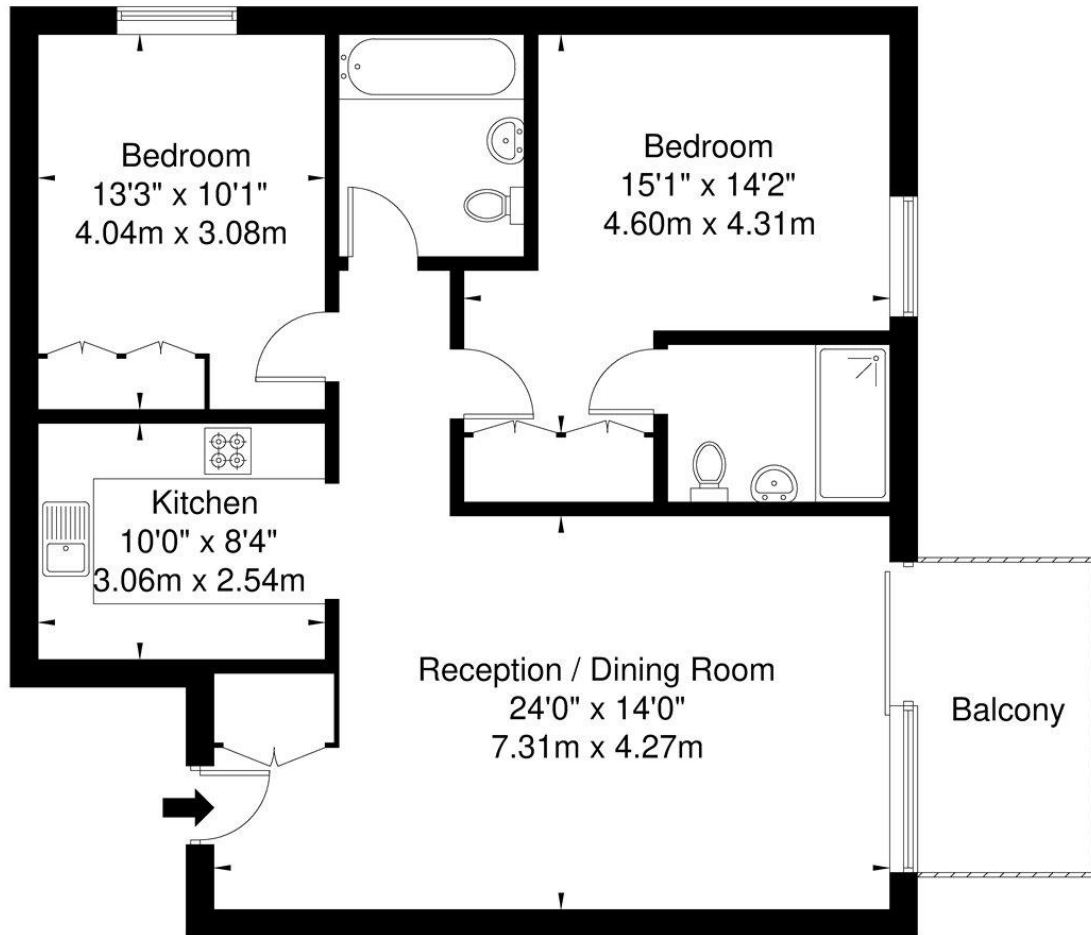
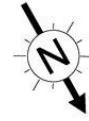
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approx Gross Internal Area = 81.8 sq m / 880 sq ft



Second Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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