



# Monroe House

7 Lorne Close, NW8

Asking Price £625,000

Sole Agent. A well-presented 2 bedroom apartment set on the 2<sup>nd</sup> floor of this modern gated development just moments from the green open spaces of Regent's Park.

The property comprises two bedrooms, reception room, separate kitchen and bathroom. Further benefits include a balcony, passenger lift and an allocated parking space.

Lorne Close is a modern development located within half a mile of Baker Street Underground station and numerous bus routes.

**CHESTERTONS**



# Monroe House

7 Lorne Close, NW8

- 2 Bedroom Apartment
- Long Leasehold
- 726 sq. ft.
- Allocated Parking Space
- Balcony
- Lift
- Gated Development



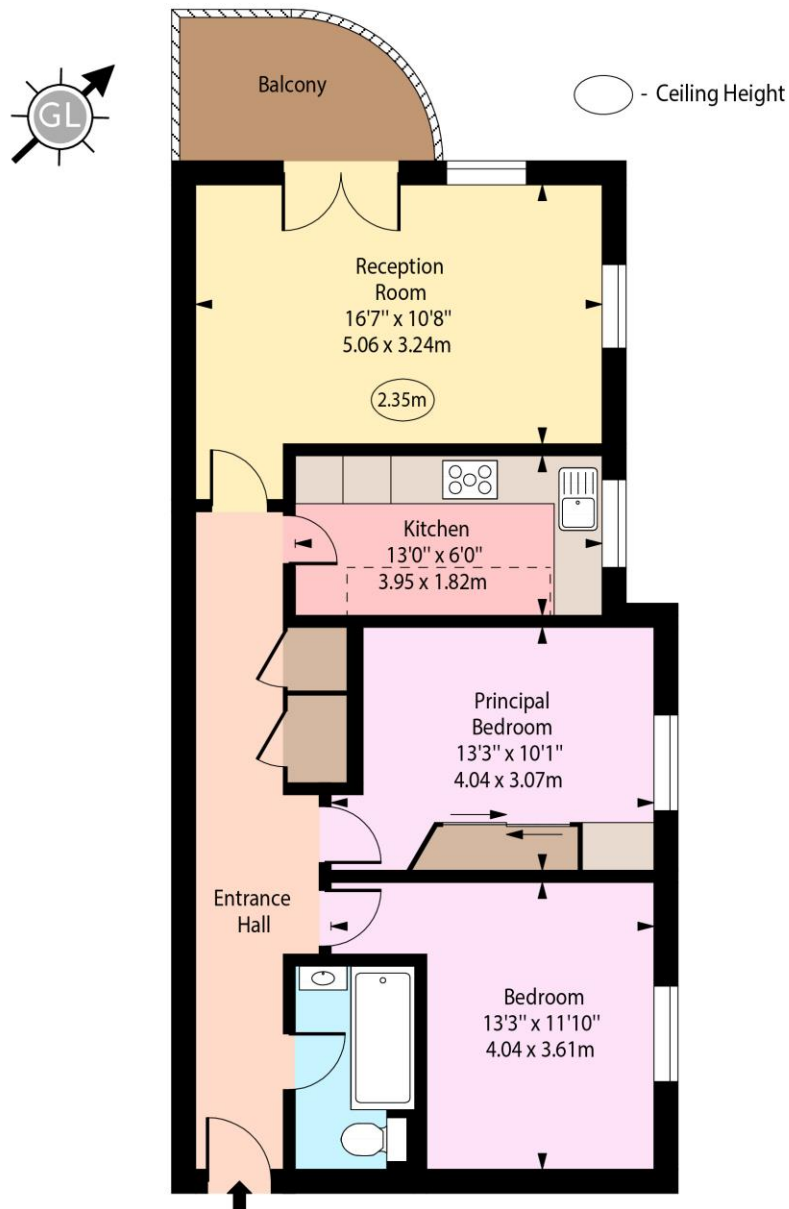
**Tenure:** Leasehold  
**Service Charge:** £2,486pa  
**Ground Rent:** £0  
**Local Authority:** City of Westminster  
**Council Tax Band:** F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Monroe House,  
Lorne Close, NW8



Third Floor

Approx Gross Internal Area 726 Sq Ft - 67.45 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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Produced for Chestertons

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