

**Lot 9****Flat A, 8 Shroton Street, Marylebone,  
London, NW1 6UG****By order of a Major  
Housing Association**

All enquiries Ref: James Paterson

- Long leasehold lower ground floor self-contained flat requiring modernisation with rear yard
- Full vacant possession

**Location:**

The property is situated on Shroton Street which is located off Lisson Grove. Public transport links include Marylebone and Edgware Road London Underground stations (Bakerloo Line) together with the network of local bus services serving the surrounding vicinity. Road links include the A40 and A41. Shopping amenities can be found locally at Marylebone High Street with an extensive range of shops, cafés, bars and restaurants being found in Regent's Park and Oxford Street. Recreational pursuits can be found locally at the open spaces of Regent's Park and Broadley Street Gardens.

**Description:**

Long leasehold lower ground floor self-contained flat requiring modernisation.

**Accommodation:**

Lower Ground floor: One bedroom, open plan reception room and Kitchen, bathroom/WC,

Ground floor: Entrance hall and Cupboard

Outside: Rear yard

Gross Internal Area GIA (Source: EPC) approximately 38 sq m (409 sq ft)

**EPC rating:** C**Council Tax Band:** D**Lease:**

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

