



Ranston Street, London, NW1 6

**£395,000**

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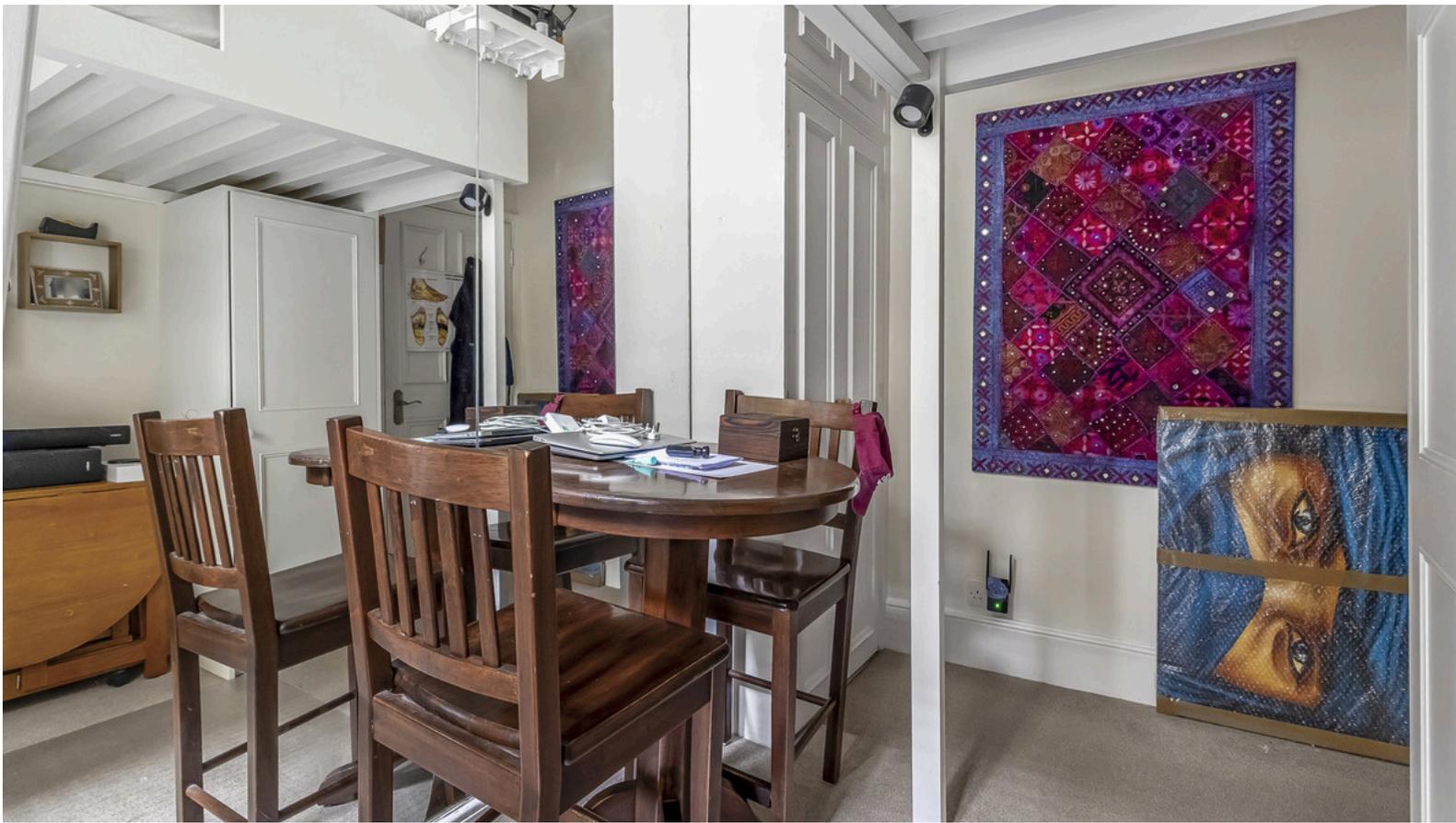


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A delightful one-bedroom Victorian conversion flat arranged over the raised ground floor of an attractive period building, featuring high ceilings and characterful period details throughout. The property offers a bright reception room, a well-proportioned double bedroom, a separate kitchen and a bathroom, providing comfortable and practical accommodation.

Offered on a chain free basis, this flat presents an excellent opportunity for first-time buyers, investors or those seeking a centrally located London home. Ideally positioned within walking distance of Marylebone and Baker Street stations, the property benefits from excellent transport links and easy access to the open green spaces of Regent's Park. A wide selection of shops, cafés, restaurants and everyday amenities are also close by, making this a highly convenient and desirable location.





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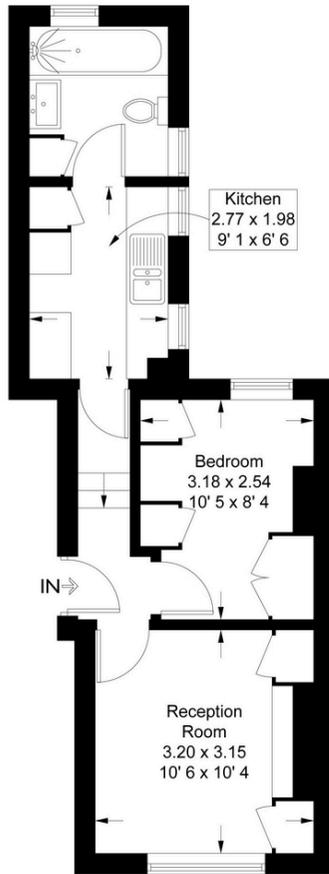
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 353 sq ft



## Ranston Street

Approximate Gross Internal Area = 353 sq ft / 32.8 sq m

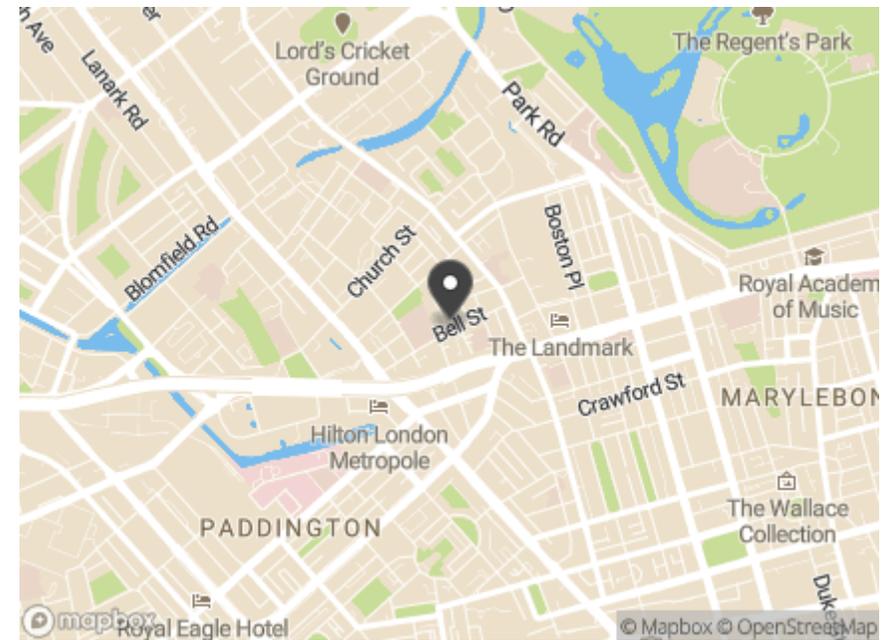


Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		64	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			82
			63
England, Scotland & Wales		EU Directive 2002/91/EC	



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