



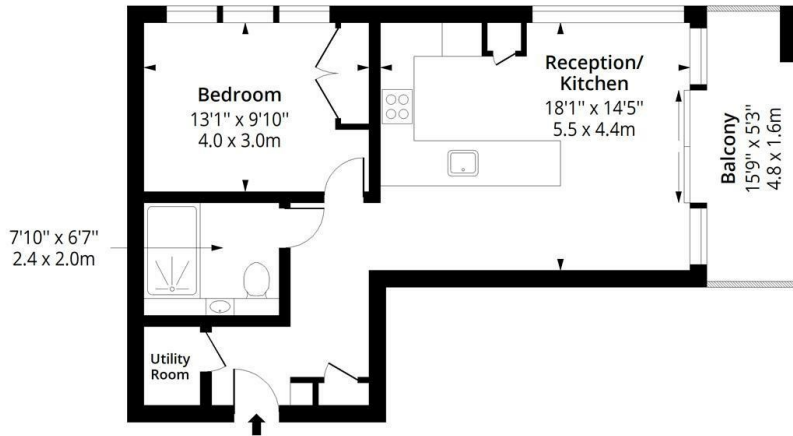
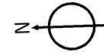
Flat 55, 3 Engine House Way, London, NW1 8BT

£3,200 Per month

- Private balcony with ample outdoor space
- Well-proportioned double bedroom
- Modern bathroom suite
- Bright and well-laid-out interior
- Convenient location close to local amenities and transport links

Lansdowne House NW1

Approx. Gross Internal Area 563 Sq Ft - 52.30 Sq M
 Approx. Gross Balcony Area 80 Sq Ft - 7.43 Sq M



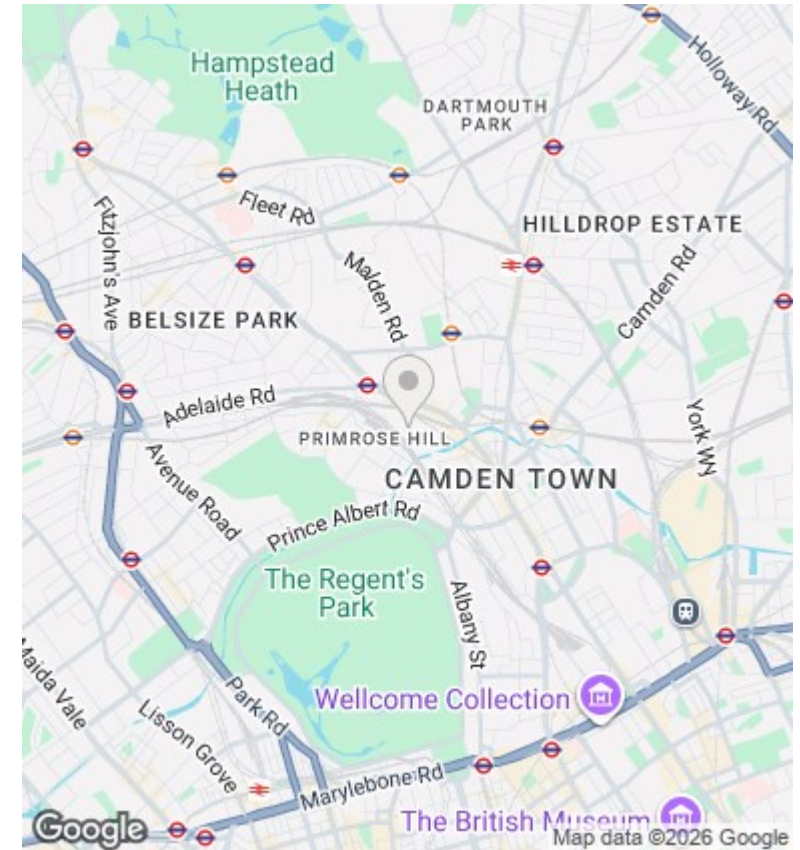
Second Floor
 Floor Area 563 Sq Ft - 52.30 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lplus.com

Date: 16/4/2026



Directions

Viewings

Viewings by arrangement only. Call 0208 075 4927 to make an appointment.

Council Tax Band

C

EPC Rating:

B

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