

LEXINGTONS



FOR SALE



Colosseum Terrace, London, NW1
£3,650 Per Month





2/9 Colosseum Terrace London, NW1 4EB

- Two Double Bedrooms - 2 Bathrooms (1 En-Suite) - 850 sq ft - Furnished
- EPC D - Council Tax Band G (£3,207.42) - Newly Refurbished
- Furnished - Available From 4/7/25
- Dishwasher - Washer Dryer - Bike Storage
- 0,2m From Great Portland Street Underground Station
- 0,2m From Regent's Park Underground Station

Spacious, modern and well equipped apartment, ideally located near Baker Street, Regents Park and Euston Tube stations, Great Portland Street and London Business School. This property comprises of two double bedrooms, two bathrooms, separate fully fitted kitchen and large living room. Approached via it's own front door this spacious flat occupies some 820 square feet and is located within a period Victorian house and approximately 100 meters from the entrance of Regents Park. This property has been renovated to a high standard and includes part wooden floors, LED lighting, grand reception room, Modern kitchen with washer drier and dishwasher, separate storage room-ideal for bikes and neutral décor throughout. Under the 1979 Agency Act we are obligated to inform that this flat is owned by the director of Lexingtons Estate Agents.

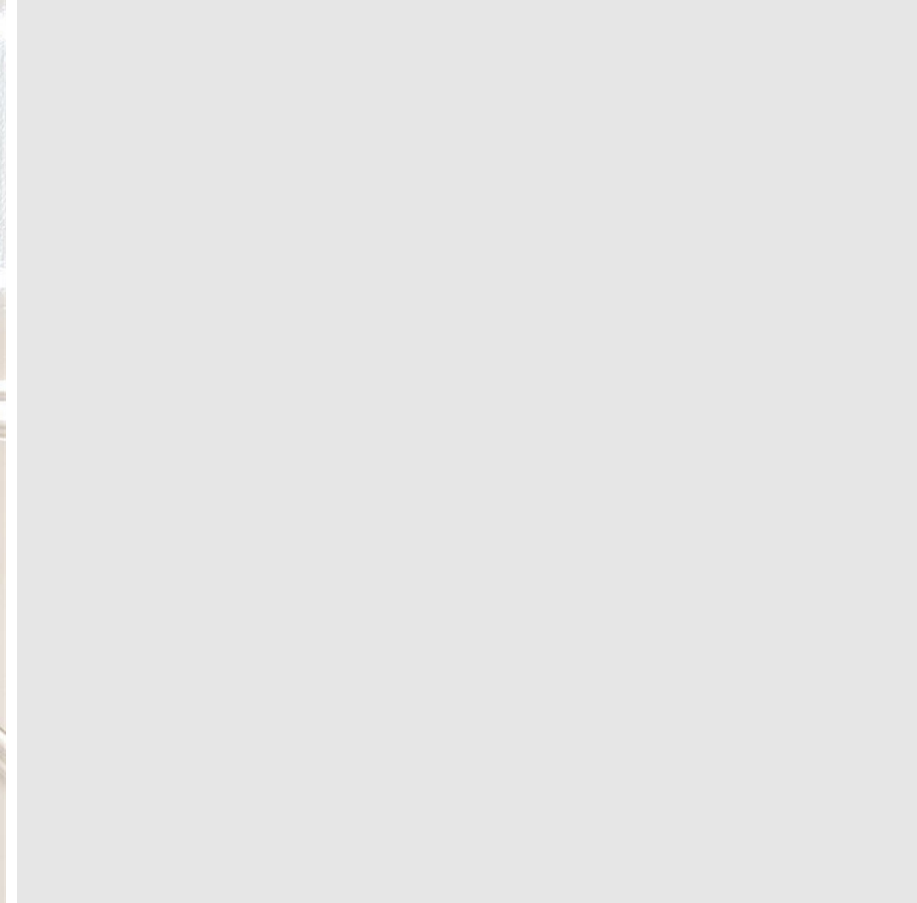
*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

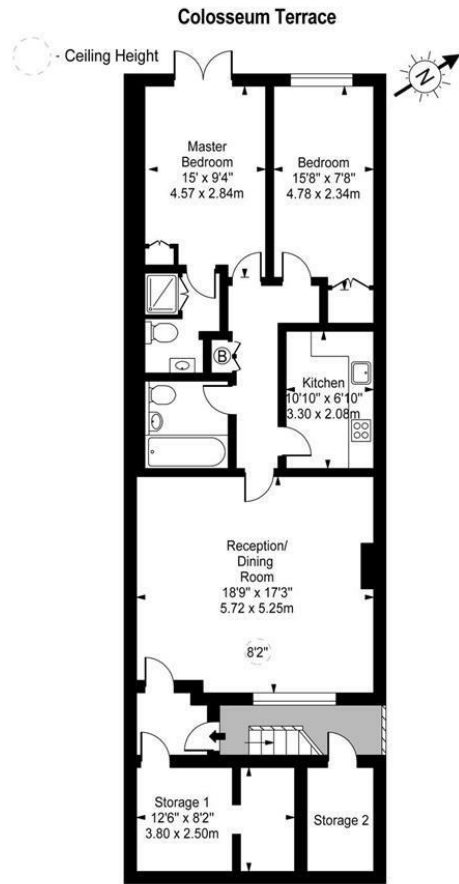
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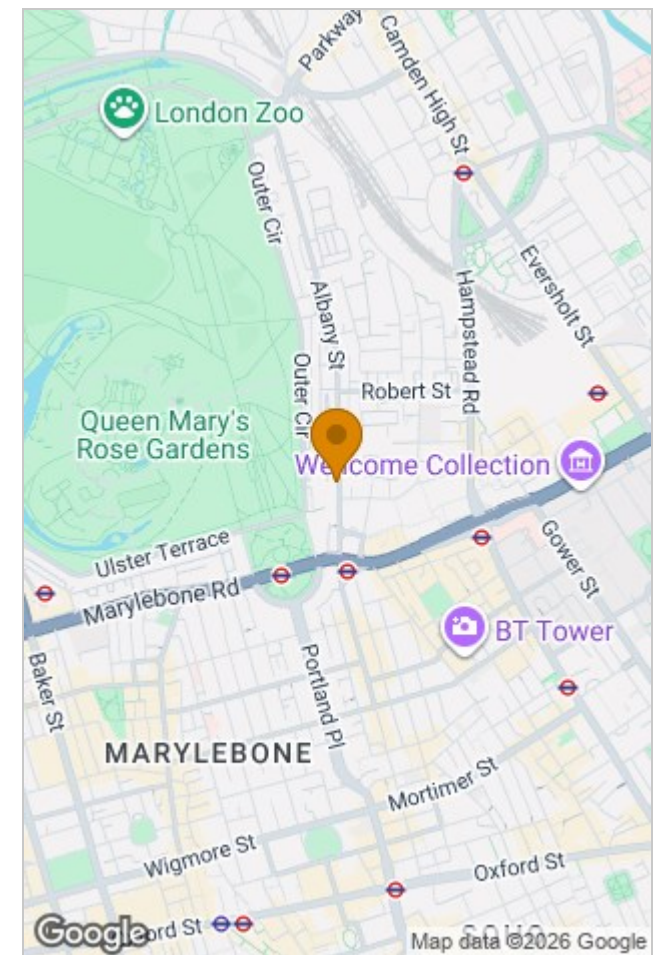


Directions





Lower Ground Floor
 Gross Internal Area - 1010 Sq Ft - 93.83 Sq M
Approx Gross Internal Area 1010 Sq Ft - 93.83 Sq M
 (Excluding Storage 2)
 For Illustration Purposes Only - Not To Scale
 www.goldlens.co.uk
 Ref. No. 014412MIV



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 65	Potential: 78
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current: 49	Potential: 53
EU Directive 2002/91/EC	
England & Wales	

Viewing

Please contact our Lexingtons Sales and Lettings Office on 0207 435 7775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.