



HAREWOOD AVENUE

London, NW1



STYLISH HOME IN A CHARMING PERIOD SETTING

Newly refurbished, high-specification 2-bed lateral flat by the award-winning Q Developments.



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Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold, approximately 125 years remaining

Ground rent: peppercorn

Service charge: Approximately £1,720 per annum, reviewed every year, next review due in 2026

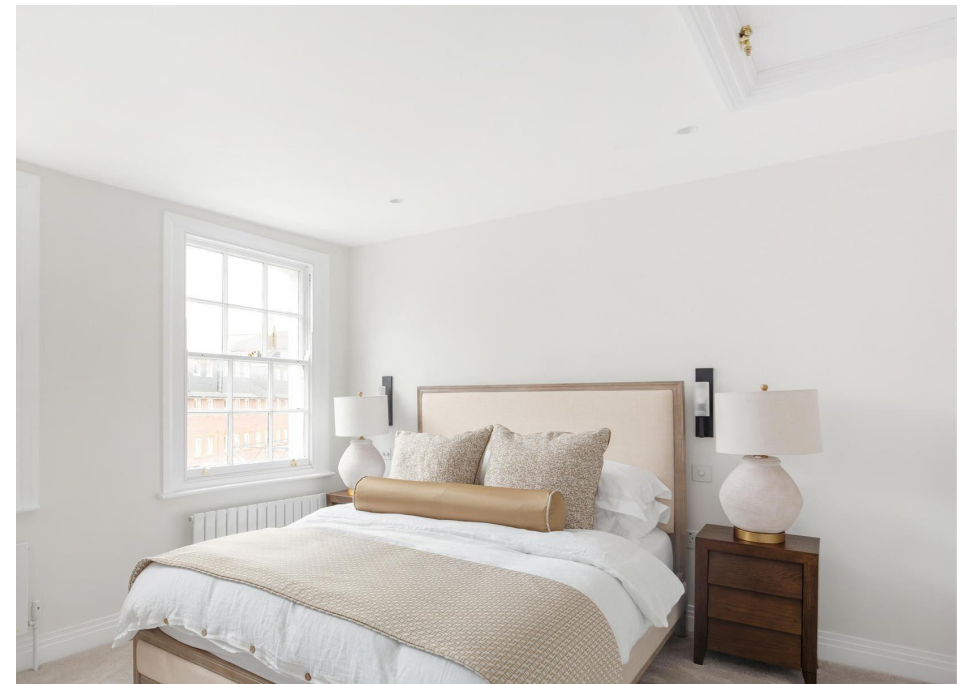
Guide price: £1,150,000

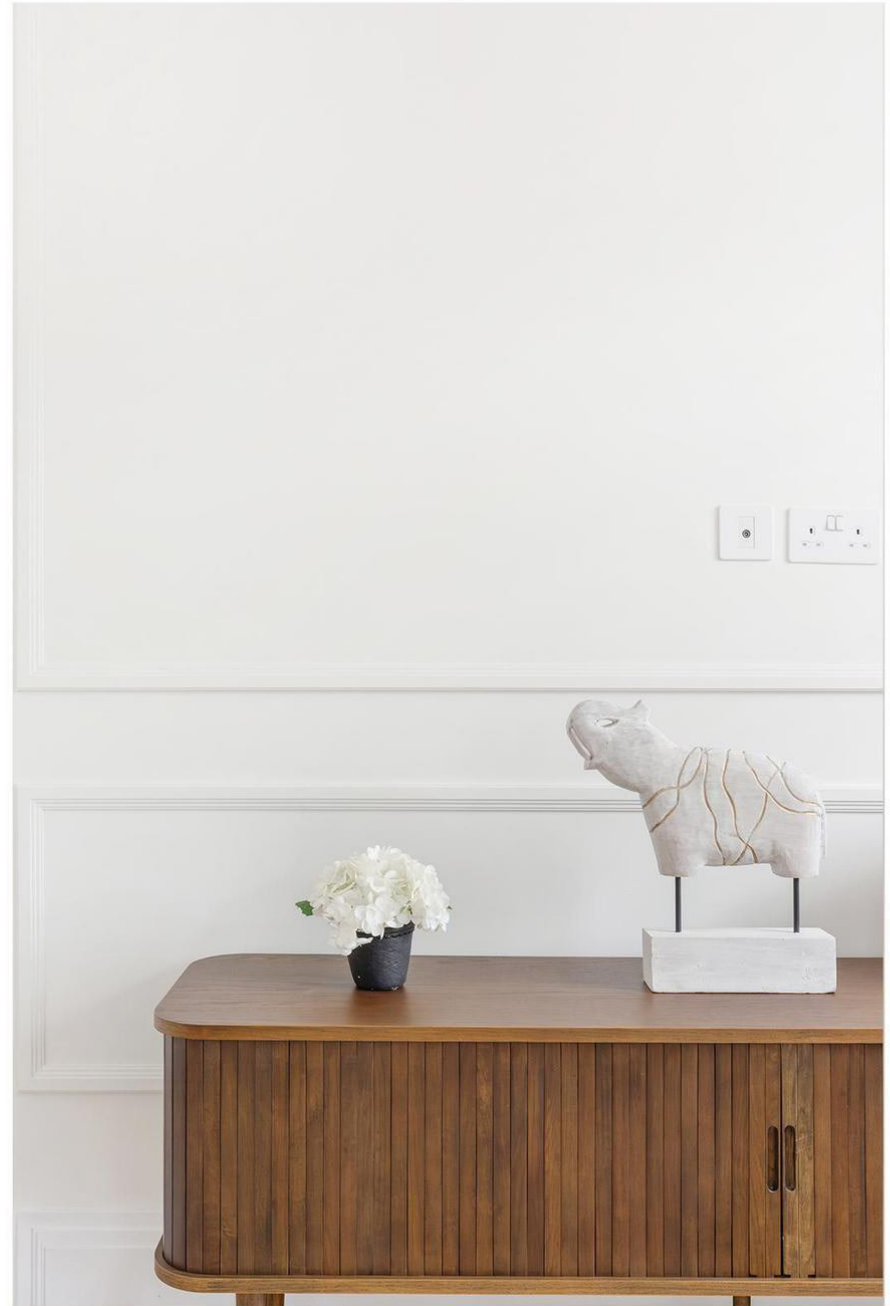
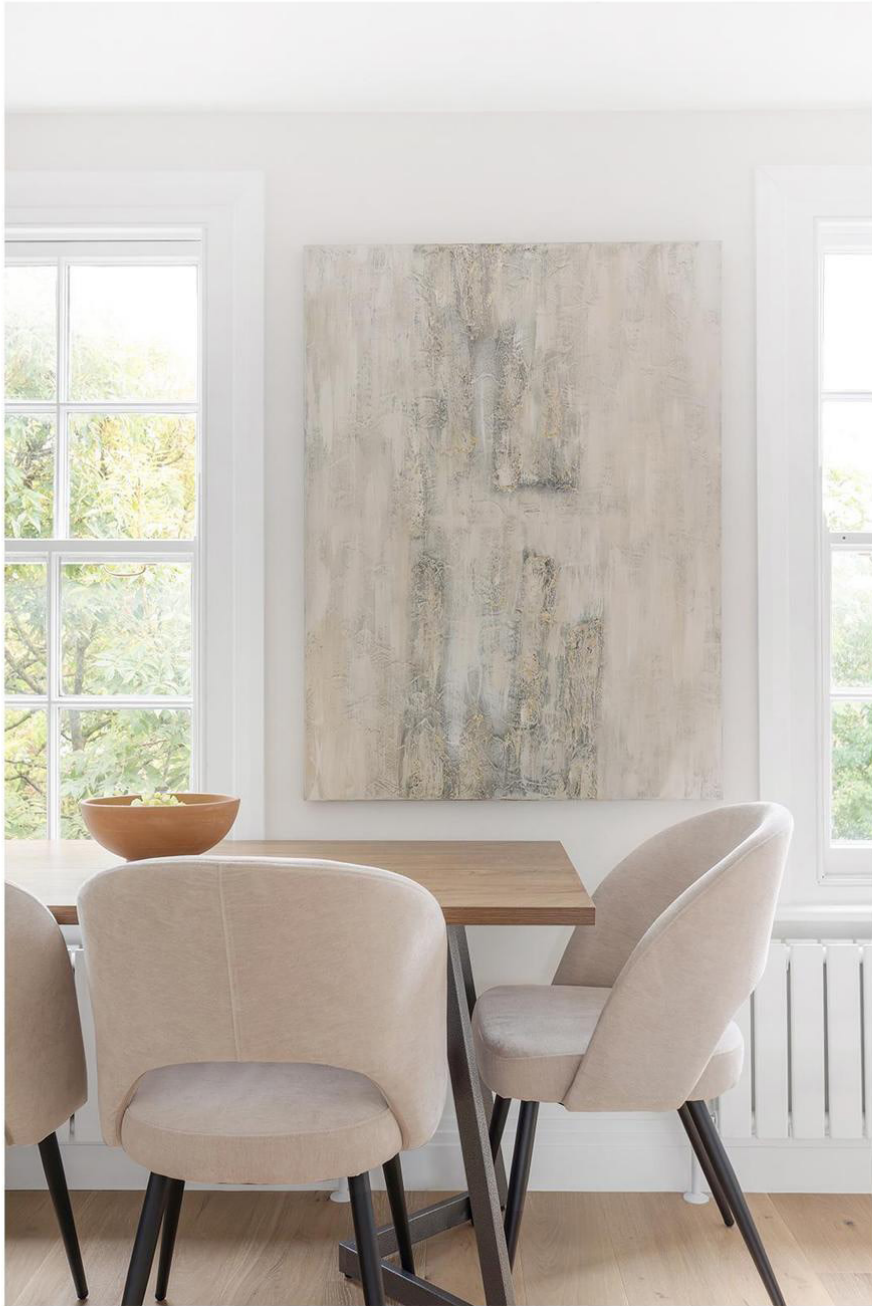


LUMINOUS INTERIORS

Offering two bedrooms and two bathrooms, the property spans 715 sq ft. The living area is bright and airy, accentuated by natural light and soft neutral tones, creating an inviting atmosphere. The modern kitchen features pristine white cabinetry and sleek built-in appliances, perfect for culinary exploration. The bedrooms provide a serene retreat, enhanced by sunlight streaming through windows and complemented by elegant wooden accents. The reception room's minimalist décor harmonizes comfort and style. Outdoors, the classic architecture and lush greenery of the street scene enhance the property's appeal. The property further benefits from a very reasonable service charge for a central London location.

This home is ideal for modern living, combining elegance with functionality. Experience a space where comfort meets sophistication.







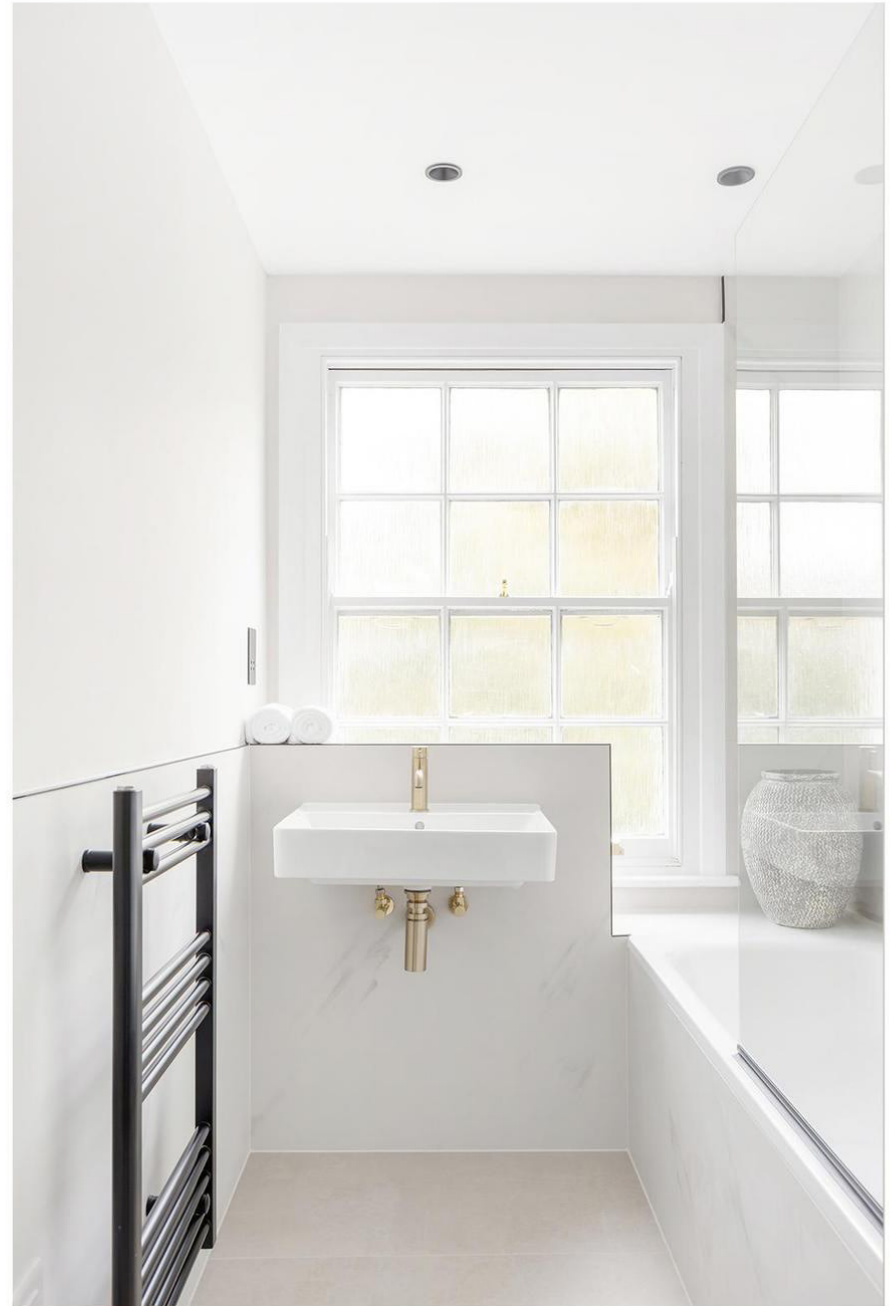
SOUGHT AFTER LOCATION

Located in the heart of London, this property on Harewood Avenue provides excellent connectivity to some of the city's renowned attractions. Marylebone Station is 0.1 mile away, facilitating travel across London and beyond. Edgware Road Underground Station is 0.3 mile away, offering transport options on the Circle, District, and Bakerloo lines.

Marylebone High Street and Regents Street are both within 1.5 miles with their world renowned shops, lively cafes and restaurants. Regent's Park and Primrose Hill are within 1 mile, providing expansive green spaces and spectacular city views. Kensington Gardens can be accessed at 1.5 miles. The area is surrounded by vibrant shopping, dining, and entertainment venues, reflecting the lively spirit of London. Paddington and Baker Street stations, both within 0.5 mile, offer additional commuting options. This location serves as a gateway to the city's rich cultural and historical landscape, making it a prime choice for urban living.

All distances are approximate.





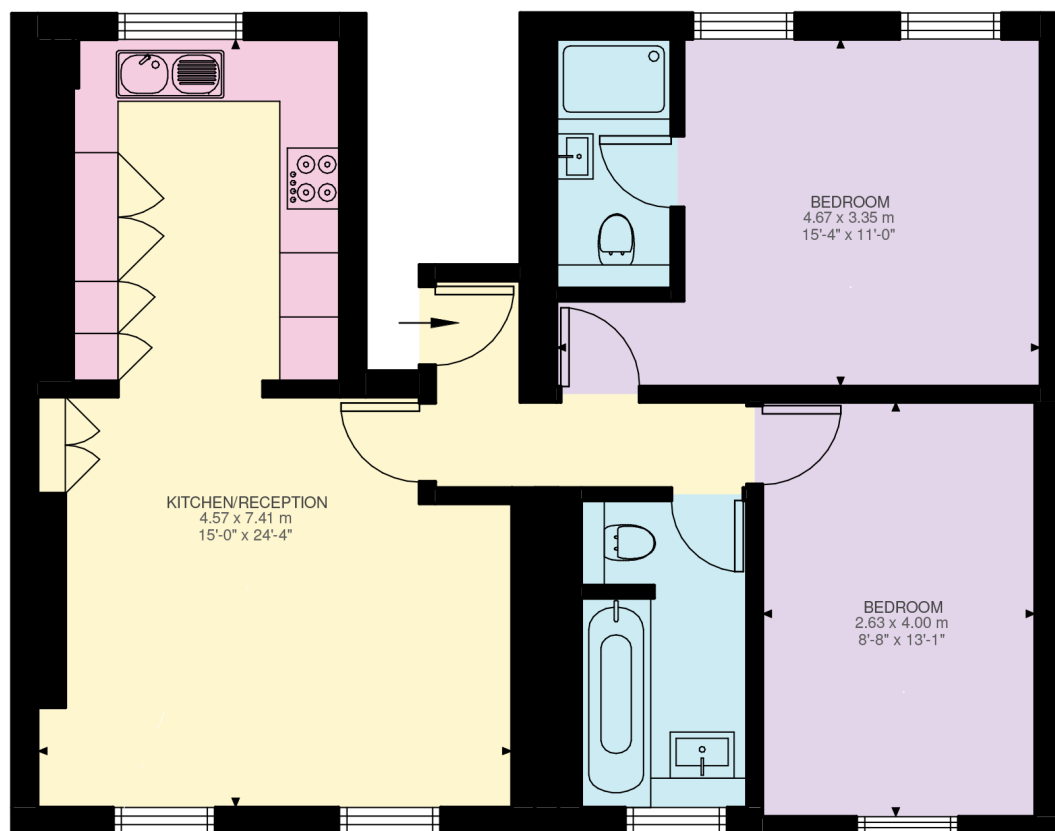
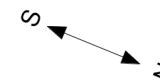


SPECIFICATIONS

- Full refurbishment by the Award Winning Q Developments
- Open-plan, high-quality kitchen / living space
- Stunning high-spec bathrooms with large format tiling
- New gas, electrical and lighting installations
- Fully integrated kitchen with quartz worktops
- Architect-designed interior
- Hardwood timber flooring
- Highly Energy efficient flat







Approximate Gross Internal Area = 66.5 sq m / 715 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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