



314 Edgware Road

| London | W2 1DY

£415,000

 greenstone  
fisher

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| London

W2 1DY

£415,000

Priced to sell, this ideally located 2-bedroom apartment moments from Edgware Road Station is a must-see.

Ideal rental investment or first-time buy, this newly refurbished apartment offers bright, convenient living space.

Arranged on the third floor, the property, which has just been completed and renovated by the current owners, offers two double bedrooms, a newly fitted bathroom, a bright open-plan reception, and a contemporary kitchen.

Located just north of Edgware Road and close to the numerous amenities of Marylebone, the apartment provides excellent access to the West End.

\*CGI images to show furniture in situ

Leasehold 999 Years from 27.06.1985

Service Charge - 22% share of Building Insurance (2026 = £645)

Ground Rent £50 pa

EPC - D

Council Tax - Westminster - E £1,280.71 per year

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

- Newly refurbished
- Bright Reception
- Great Location
- Sole Agents
- \*CGI images to show furniture in situ
- 2 bedrooms
- Top Floor
- No Chain
- 959 Year lease



A superb location close to London's West End and Paddington, this newly refurbished apartment offers bright, convenient living space.

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Located just north of Edgware Road and close to the numerous amenities of Marylebone, the apartment provides excellent access to the West End and is central to the West End.





### Energy Efficiency Rating

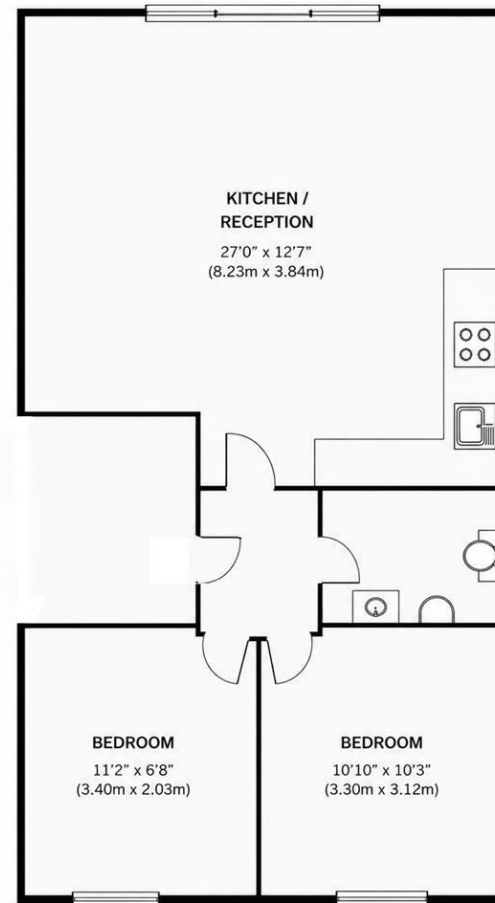
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

Leasehold

Council Tax Band E

EPC Rating D

**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).



EDGWARE ROAD W2 - 3RD FLOOR

TOTAL GROSS AREA: 580 SQ FT (53.88 SQ M)



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