



## 19 Isokon Flats, Lawn Road, London, NW3 2XD

An opportunity to buy an 80% share of a second floor flat in the iconic Grade I listed Isokon Building.

The Isokon Building was designed by architect Wells Coates and built between 1933 and 1934 as an experiment in communal living. The property was sympathetically refurbished in 2003 by Avanti Architects, who specialise in the refurbishment of Modernist buildings on behalf of the freeholders, The Notting Hill Genesis Housing Association. The block has been granted Grade I listed status placing it amongst the most architecturally significant historical buildings in the UK and lists Agatha Christie amongst its former residents.

The flat is approached via a communal garden and is accessed by its own private entrance and provides a 17'4" studio room overlooking communal gardens and the Belsize Wood Nature Reserve, an en-suite dressing room/bathroom, and a well-designed separate fitted kitchen. The Isokon building is located along Lawn Road being just a short walk from Belsize Park Underground Station (Northern Line Zone 2), the excellent shopping facilities of both South End Green and Haverstock Hill, and the open spaces of Hampstead Heath.

(Ability to buy from 25% to 80% (maximum) share in conjunction with Notting Hill Genesis. Rent decreases with increased percentage of share purchased).

- Iconic Modernist 1930's Building
- En-Suite Bathroom/Dressing Room
- Separate Kitchen
- Excellent Location
- Communal Gardens
- 80% Shared Ownership (Maximum)
- £152.58 Monthly Rent (for 80% shared ownership)
- No Onward Chain

**£280,000**

# Lawn Road

Approximate Gross Internal Area = 25.3 sq m / 272 sq ft

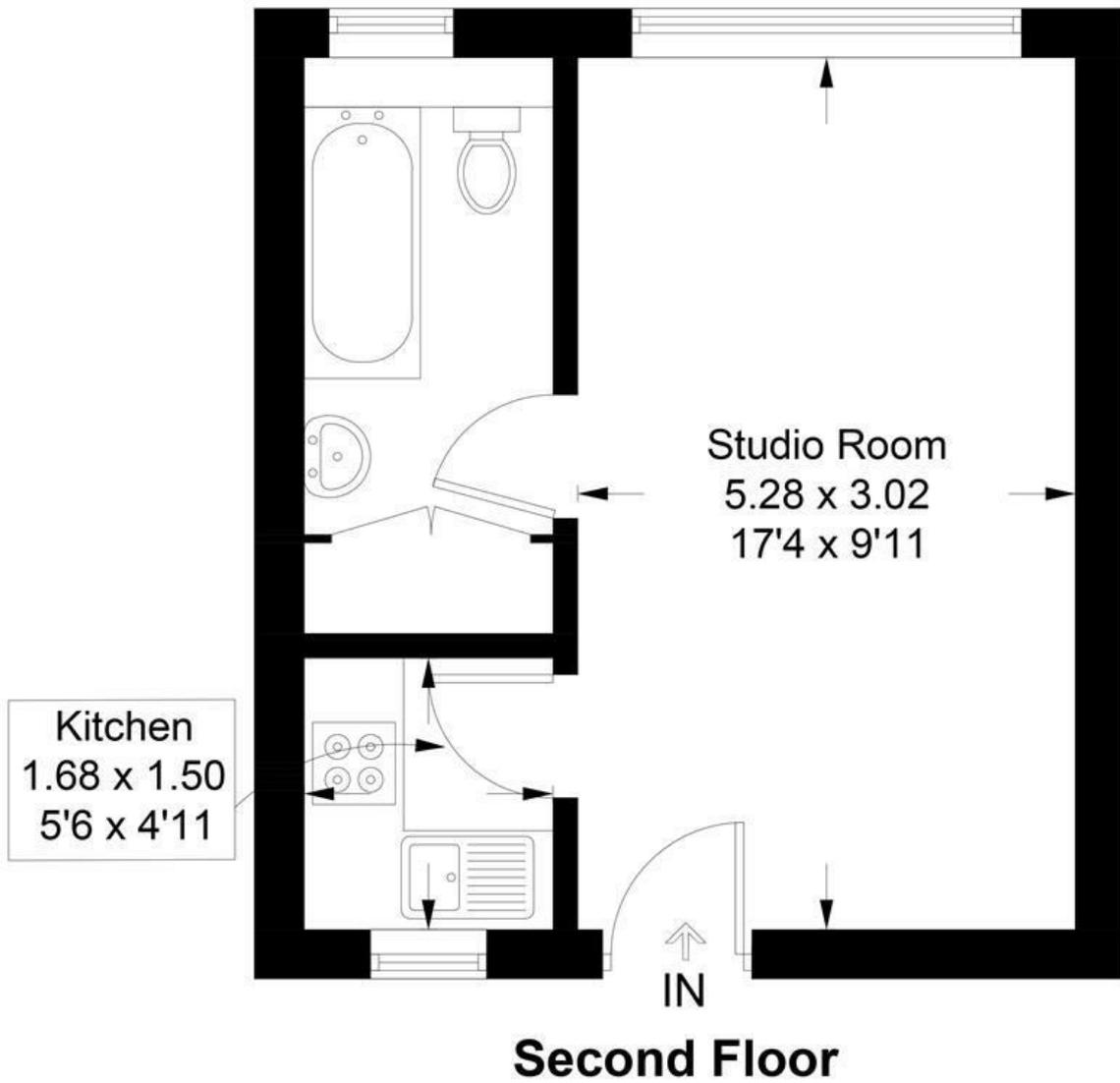


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		