



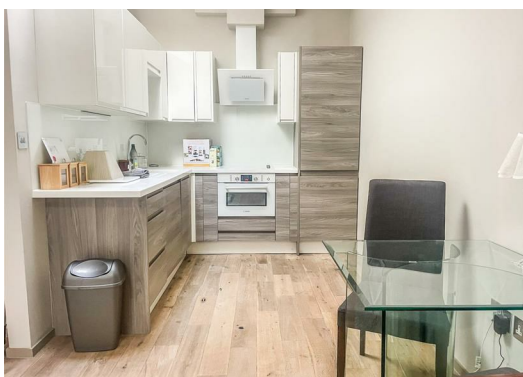
1E Wilmot Place, London, NW1 9JS Offers in excess of £250,000

Goodmove are delighted to present this beautiful studio apartment to the market.

Accommodation briefly comprises a bespoke open plan kitchen, living, bedroom space and a contemporary bathroom.

Wilmot Place is a short and pleasant stroll down Regents Canal leading to the ever evolving Kings Cross where one can indulge in the delights of Granary Square & the Coal Drops Yard which brings something entirely different to London's shopping and dining scene, cobbled streets and brick arches are home to a wonderful and unexpected mix of boutique shops and foodie hotspots where Victorian heritage and breath-taking architecture collide in an extraordinary canal side setting. Alternatively Regent's Park is less than one mile away where one can enjoy Queen Mary's formal gardens and soak in the city-scape views from Primrose Hill Park and enjoy the ambiance of Primrose Village.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Leasehold Information

114 years remaining on the lease
Ground rent: £100 per annum - First 25 years £100, 2nd 25 years £200, 3rd period of 25 years £400, fourth period of 25 years £700 and for the remainder £1000
Maintenance charge: £3447.06 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	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		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales EU Directive 2002/91/EC		

