



## Church Street Estate , London, NW8

**£595,000**

Three-bedroom split-level apartment in a well-maintained ex-local authority building on the Church Street Estate, NW8. Located on the second floor and measuring over 1,000 sq ft, the property includes a large entrance hallway with ample storage, a separate kitchen, a dining room with access to a balcony, and an additional living room. The upper level offers three double bedrooms, a separate WC, and a shower room. The flat requires updating and is offered with no onward chain.

Lease: approx. 90 years

Ground Rent: £10 per annum

Service Charge: £4,200 per annum

- Three Double Bedroom Apartment
- Split Level
- Large Balcony
- Spacious Living
- Very Close to Church Street Regeneration
- No Onward Chain

### Viewing

Please contact our Intra Capital Estates Office on 0207 183 6676 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

**Church Street Estate, NW8**  
 Approx. Gross Internal Area 1032 Sq Ft - 95.87 Sq M  
 Approx. Gross Balcony Area 67 Sq Ft - 6.22 Sq M



**INTRA CAPITAL ESTATES**

Balcony 10'6" x 6'7" (approximate)  
 Dining 7'10" x 7'7" 2.4 x 2.3m  
 Reception 12'6" x 11'10" 3.8 x 3.6m  
 Kitchen 10'6" x 9'10" 3.2 x 3.0m  
 Bedroom 10'10" x 10'2" 3.3 x 3.1m  
 Bedroom 12'6" x 11'10" 3.8 x 3.6m  
 Bedroom 12'6" x 8'6" 3.8 x 2.6m  
 Bathroom 7' x 5' 2.1 x 1.5m  
 Fire Exit

Floor Area 492 Sq Ft - 45.71 Sq M      Floor Area 540 Sq Ft - 50.17 Sq M

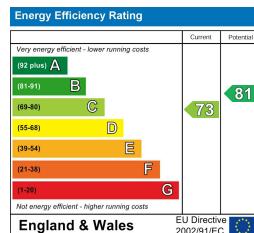
**RICS Certified Property Measure** ipaplus.com

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 21/11/2025

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## INTRA-CAPITAL ESTATES

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## MODERN APPROACH TRADITIONAL VALUES

