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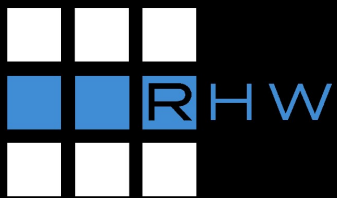
LEASEHOLD

ASKING PRICE £785,000
SUBJECT TO CONTRACT

We are delighted to present, as sole agents, a rare opportunity to acquire a premier residence within one of the area's most prestigious Art Deco landmarks. Situated on the fifth floor and spanning a generous 1,100 sq. ft., this property is tucked away at the quiet rear of the building, boasting enviable, uninterrupted skyline views across West London.

While currently in need of modernisation, this apartment offers a spectacular blank canvas with the potential to be reimagined as a bespoke two- or three-bedroom home. The current layout features an expansive double reception room framed by a wrap-around balcony, a large kitchen, two double bedrooms, a family bathroom, and a guest cloakroom.

Residents benefit from a dedicated porter, passenger lift access, and communal heating/hot water. Perfectly positioned adjacent to Finchley Road Underground, you have world-class transport links and vibrant local amenities right on your doorstep."



FEATURES

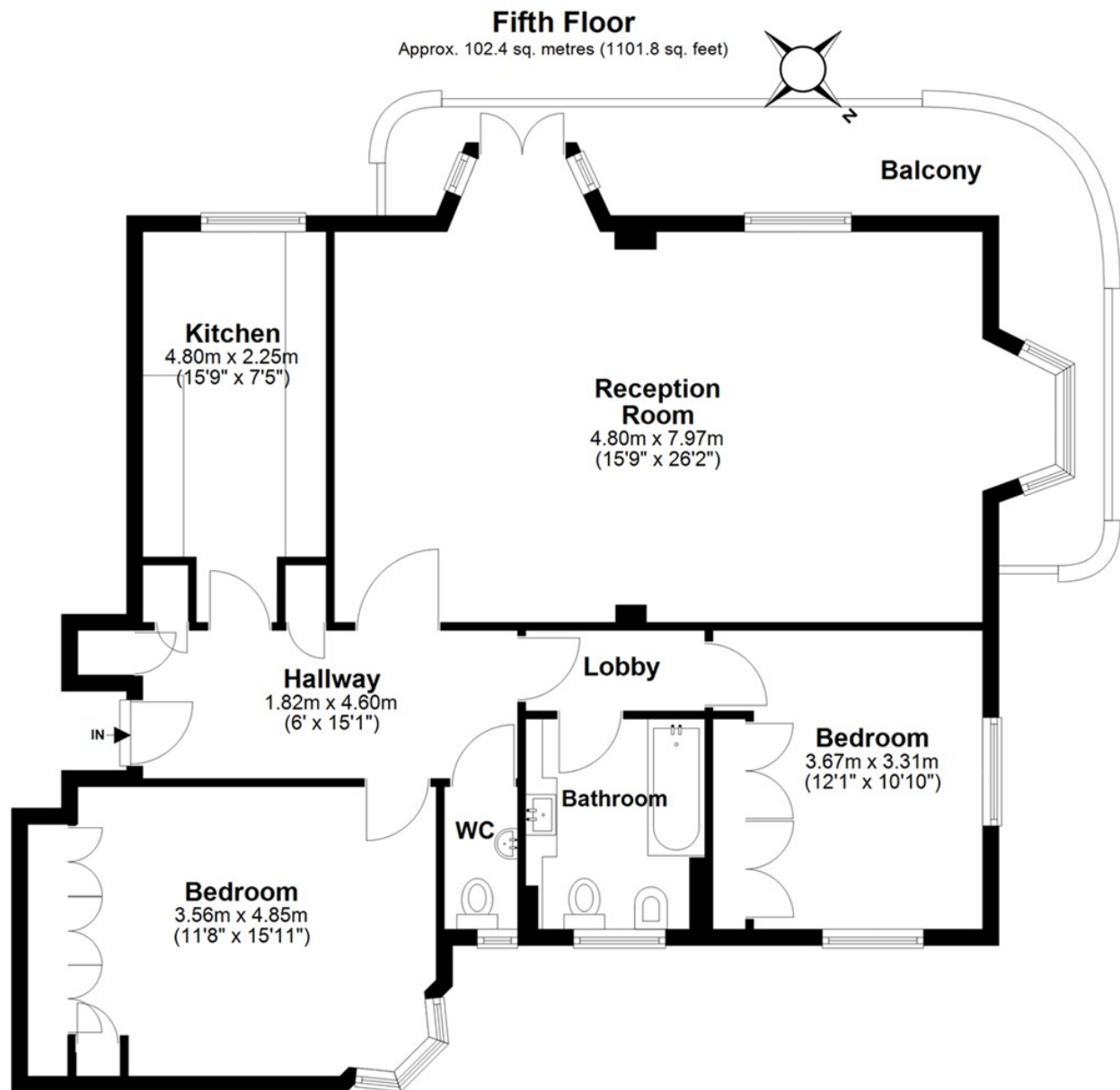
- Prime 5th Floor Position with panoramic views
- Wrap around balcony
- 2/3 bedroom potential
- Passenger lift with Portorage
- Communal Heating and Hot water
- Ajdacent to Finchley Road Underground

VIDEO TOUR:

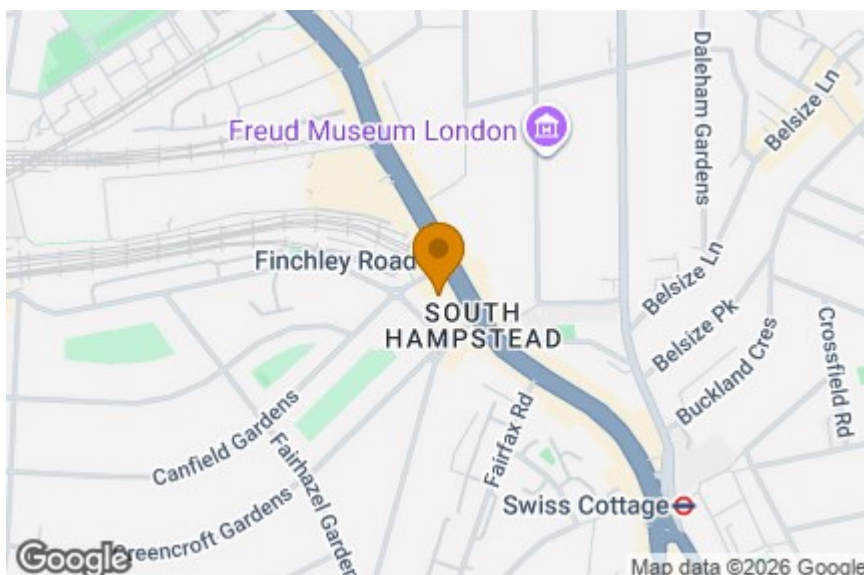
SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX: E



Total area: approx. 102.4 sq. metres (1101.8 sq. feet)



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	62	75
EU Directive 2002/91/EC		



IMPORTANT NOTICE

Whilst every attempt has been made to ensure the accuracy of these details and floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans and details are for representation only as defined by RICS code of measuring practice and should be used as such by any prospective purchaser.

Not to scale. Copyright: RHW Estates