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NW8 0HQ

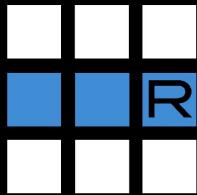
LEASEHOLD
BY AUCTION £445,000
SUBJECT TO CONTRACT

Being Sold via Secure Sale. Terms & Conditions apply. Starting Offers £445,000

This recently decorated two-bedroom flat with off-street parking is located between Swiss Cottage and St John's Wood, with easy access to both tube stations and excellent shopping facilities.

The flat is on the third floor of a well-maintained private purpose-built block. It benefits from laminate flooring, 2 double bedrooms, a fully fitted separate kitchen, a passenger lift, communal gardens and an off-street parking space

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



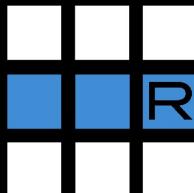
FEATURES

VIDEO TOUR:

SERVICE CHARGE: £

TENURE: Leasehold

COUNCIL TAX: C

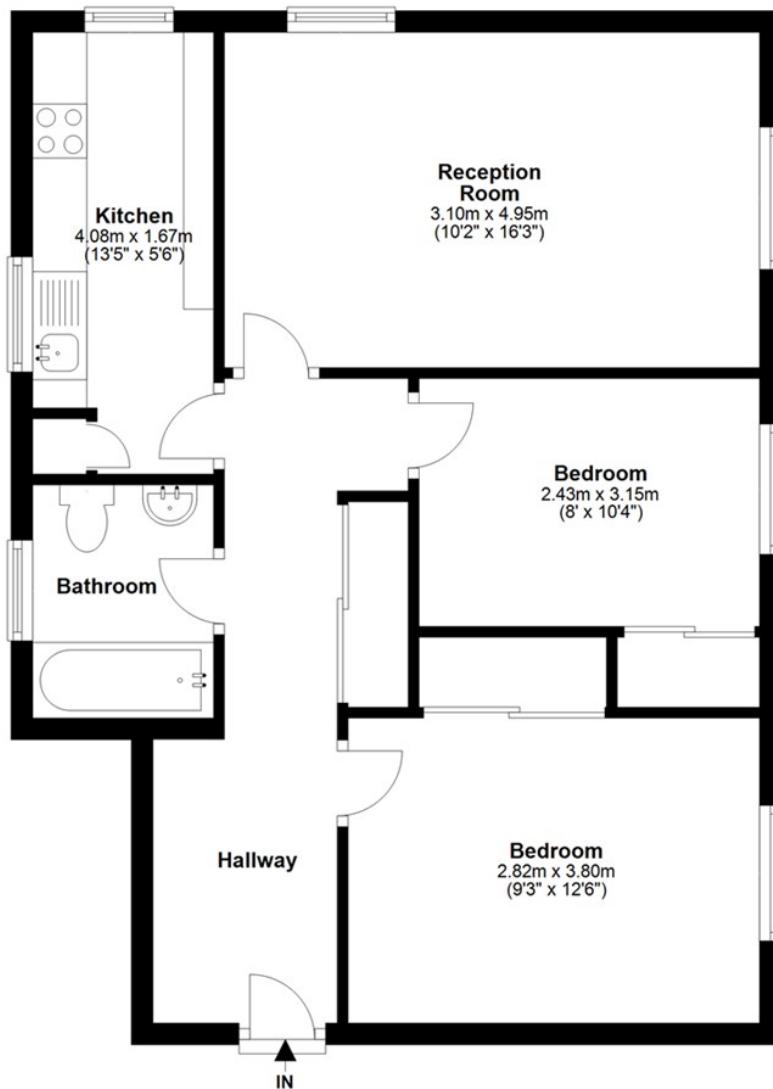


RHW

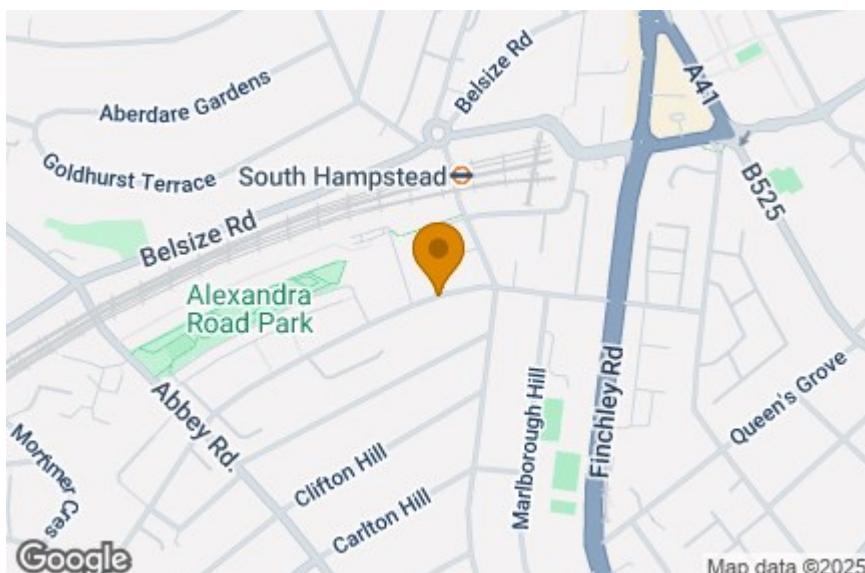


Fourth Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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