



VARDELL ST NW1

£450,000
LEASEHOLD

Set within the ever-popular Regent's Park Estate, this ex-local authority apartment on Vardell Street offers an excellent opportunity for both owner-occupiers and investors. The property comprises three generously sized bedrooms, a bright and spacious reception room, and a family bathroom, with further potential to add an additional bathroom or WC, subject to the usual consents.

Although the property would benefit from refurbishment, it provides a superb blank canvas for buyers looking to create a home tailored to their own taste or to maximise rental returns. The area itself is well regarded for its strong sense of community and convenient access to a wide range of local amenities.

Its close proximity to several leading universities, including University College London (UCL), makes it particularly attractive as a rental investment, with consistently strong demand from students and academic professionals.

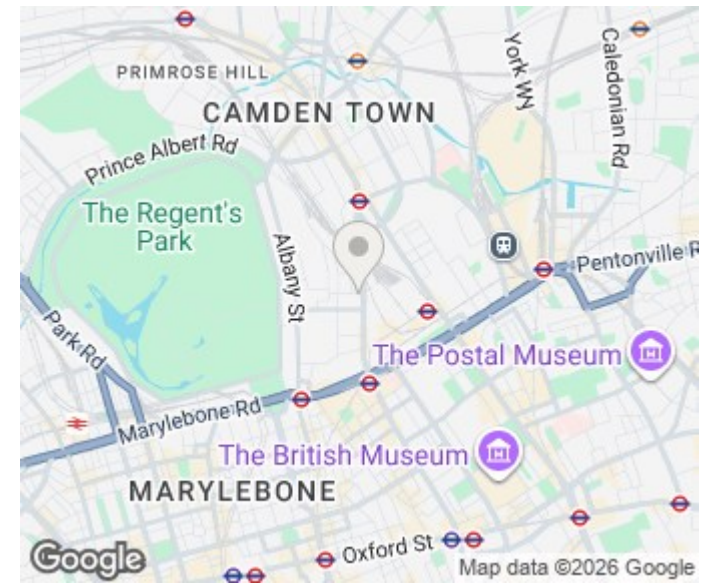
Overall, this is a rare opportunity to acquire a well-proportioned property in a prime central location, offering significant scope for improvement and long-term value.

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FOURTH FLOOR
 GROSS INTERNAL
 FLOOR AREA 791 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 791 SQ FT / 73 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Varndell St</p> <p>date 06/03/24</p> <p>photoplan</p>
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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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