

£650,000 Leasehold

Monroe House, 7 Lorne Close, London NW8 7JN



- Third Floor (building has a lift)
- Dual-Aspect Reception Room
- Minutes from Regent's Park
- Approx. 710 Sqft Gross Internal Area
- Off-Street Permit Parking
- Short Walk to Baker Street Station

GENERAL DESCRIPTION

A great chance to buy a property in such an enviable location. Regent's Park is just minutes away, to the north is Lord's cricket ground and Baker Street Station is a short walk to the south. The property is on the third floor, within a gated development. There is a dual-aspect reception room with small, south-east-facing balcony, a stylish, modern bathroom and a kitchen that features sleek, handle-less units. Both bedrooms are comfortable doubles and include a fitted wardrobe. Well insulated walls, double glazing and gas central-heating make for a good energyefficiency rating. Underground car parking space available, if required.

Tenure: Leasehold (125 years from 2001).

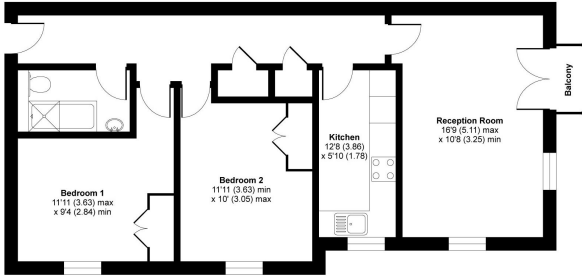
Service Charge: £207.18 per month (subject to annual review).

Council Tax: Band F, City of Westminster.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). A new owner would need to apply to the management company for a parking permit (or permits). The current owner rents a parking space for £27.65 per month and use of this space can be transferred to the new owner.

DIMENSIONS



THIRD FLOOR

Entrance Hallway

Reception Room

16' 9" max. x 10' 8" min. (5.11m x 3.25m)

Kitchen

12' 8" x 5' 10" (3.86m x 1.78m)

Bedroom 2

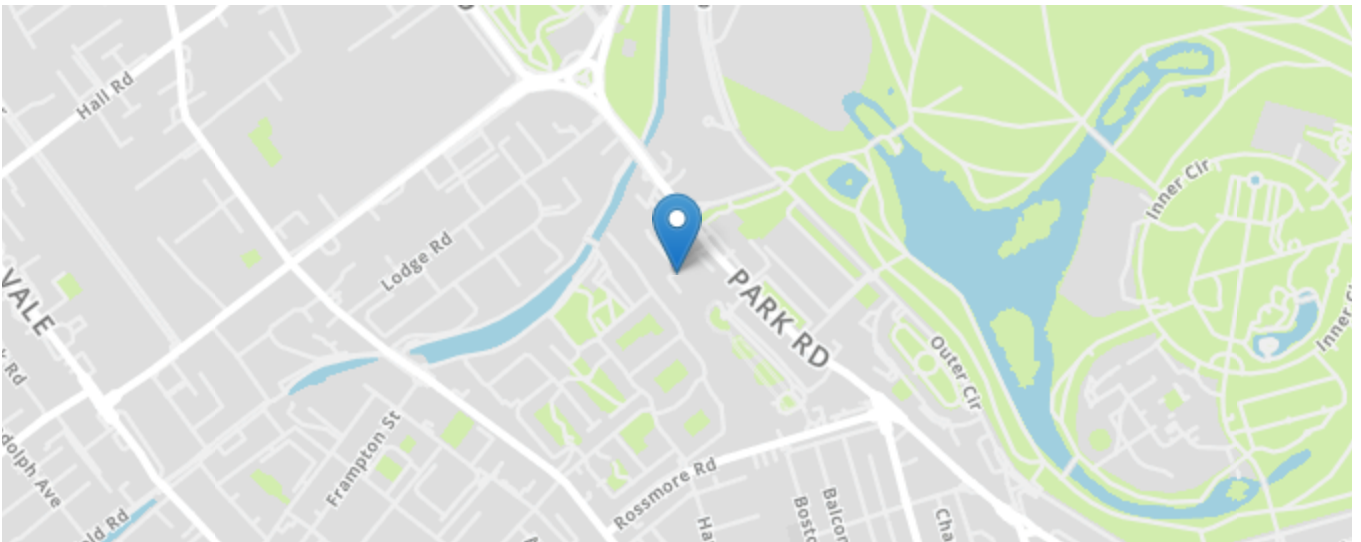
11' 11" min. x 10' 0" max. (3.63m x 3.05m)

Bedroom 1

11' 11" max. x 9' 4" min. (3.63m x 2.84m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.