



KUBIE GOLD
ASSOCIATES

WATERDALE MANOR HOUSE **20 HAREWOOD AVENUE NW1**



- PORTERED BLOCK
- TWO BEDROOMS
- TWO BATHROOM
- WELL PRESENTED
- PRIVATE PATIO
- UNDERGROUND PARKING

£795,000 Leasehold Share of Freehold

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

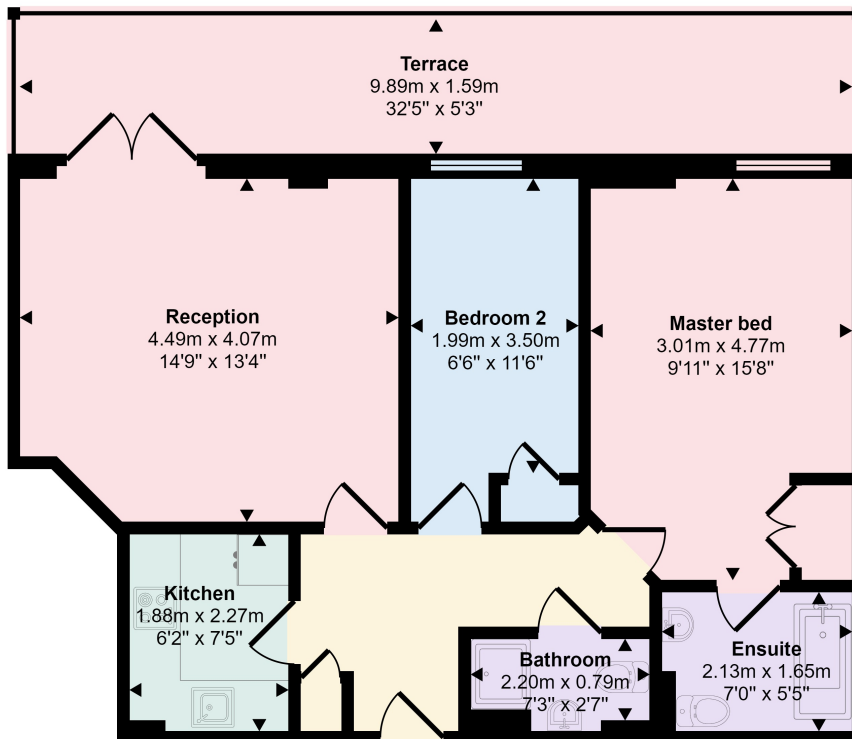
Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd
Company Registration No. 7271501 registered in England and Wales



Waterdale Manor House, NW1

Welcome to your exquisite new home in the heart of Marylebone, where contemporary living meets prime location. This stunning two-bedroom, two-bathroom apartment is nestled in a modern building boasting 24-hour porter service and secure underground parking, ensuring both convenience and peace of mind. Located adjacent to Marylebone Station and a stone's throw from the serene Regent's Park, this property offers unparalleled accessibility to London's vibrant city life and tranquil green spaces. The apartment features a private patio, providing a perfect retreat for relaxation and outdoor dining. As a long leaseholder with a share of the freehold, you'll enjoy the benefits of a sound investment. Experience the epitome of urban elegance and comfort in this exceptional Marylebone residence.

Approx Gross Internal Area
61 sq m / 657 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

TERMS

Tenure:

999 years from 1 January 1997 plus share of freehold

Service Charge:

£4040 per annum

Ground Rent:

Peppercorn

Local Authority:

Westminster

Tax Band:

Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	