



Mackennal Street, NW8

Guide Price: £525,000, Leasehold of 997 years remaining unexpired

Anderson//Rose





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**Leasehold of 997 years remaining
unexpired**

**Service Charge: £5,200 per annum
approximately including heating and hot
water**

Ref PCL250025

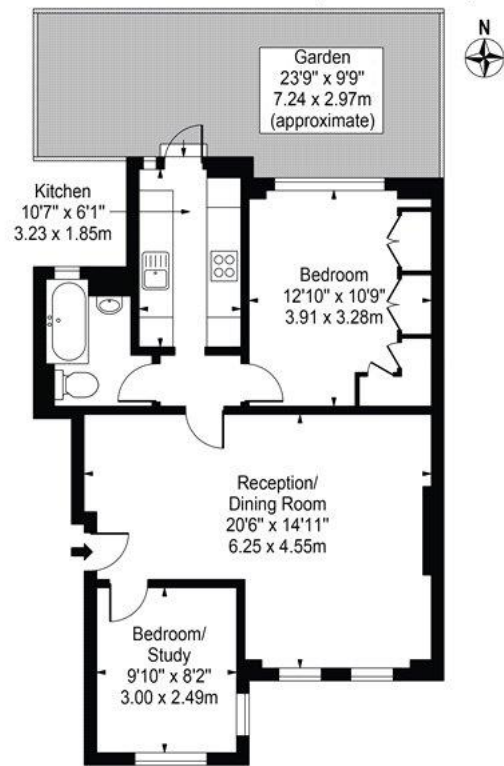
Mackennal Street, NW8

This is a rare opportunity to acquire and then refurbish a well-proportioned garden apartment within a secure block in a superb location.

The flat is situated on the ground floor of a secure mansion block and is focused around a large double reception/living room, a good-sized separate kitchen which leads onto a charming private patio next to the communal gardens. The principal bedroom with plenty of storage space, a second bedroom and a family bathroom. The flat further benefits from the building's caretaker and a long-term lease.

Eamont Court is a handsome redbrick mansion block, tucked away on the very quiet and leafy Mackennal Street. The various shops, cafes, restaurants and other world class amenities that forms St Johns Wood High-Street is just around the corner, whilst his majesty open green spaces and boating lakes of Regents Park is just a street away. St Johns Wood Tube is also close by which provides a simple commute across the capital.

Eamont Court
Approx. Gross Internal Area 612 Sq Ft - 56.86 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.