



GLOUCESTER AVENUE, NW1 £1,295,000 SOLE AGENT Subject to contract

A wonderfully presented two/three bedroom apartment in this elegant converted building, which benefits from two bathrooms, a balcony and roof terrace in this charming residential road. Gloucester Avenue is ideally located for the chic cafes and restaurants of Primrose Hill. Please note the property is currently tenanted and therefore immediate vacant possession may not be available.

Principal Bedroom With En Suite Bathroom | Two Further Bedrooms | Shower Room | Open Plan Kitchen/Reception Room | Balcony | Terrace | Leasehold

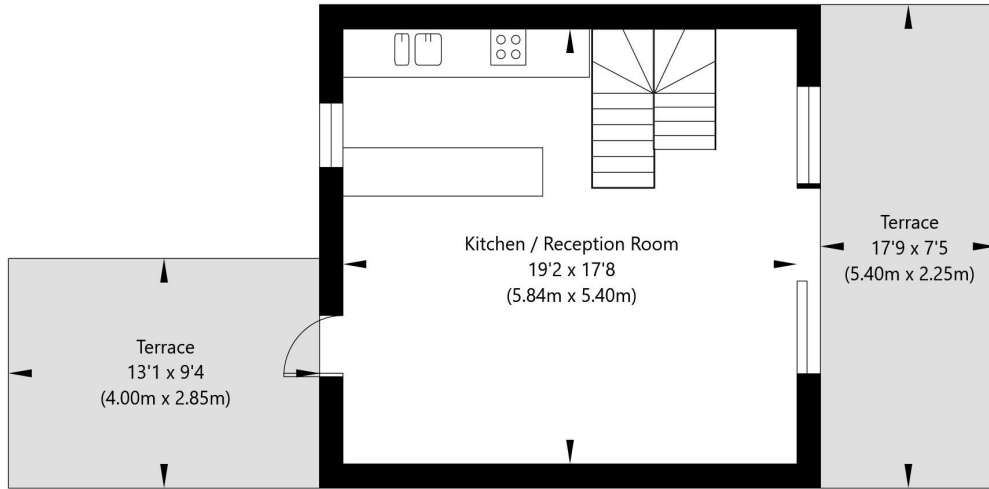
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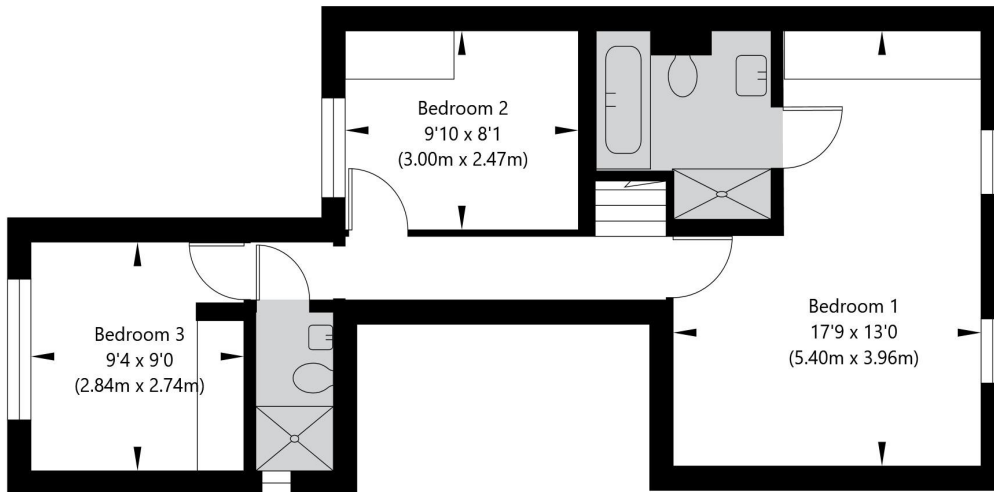
For every step...



Gloucester Avenue, Primrose Hill, London NW1 8JD

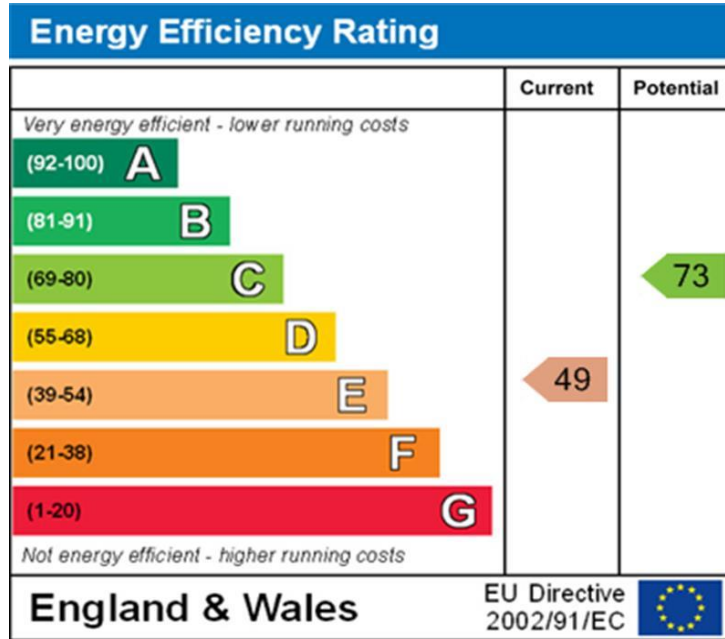


Top Floor
GROSS INTERNAL FLOOR AREA
APPROX. 31.52 SQ M / 339 SQ FT



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 46.62 SQ M / 502 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 80.0 SQ M / 862 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.



Tenure: Leasehold
Term: 999 years from 25/03/1966 **NOTES:**
Service Charge: £2,187 per annum
Current Ground Rent: A Peppercorn / No Ground Rent Applicable

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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