



ST. MARYS MANSIONS, LONDON, W2 £1,100,000 LEASEHOLD

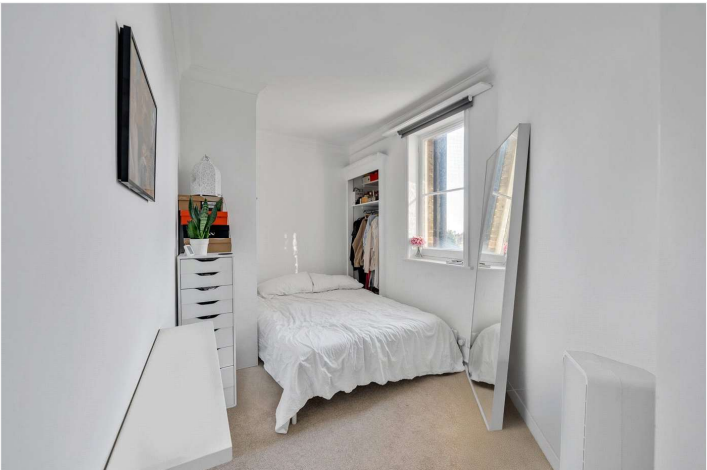
This attractive well proportioned (1173 sq. ft.) spacious three-bedroom fourth floor apartment (with a lift) which forms part of this elegant sought-after purpose-built block. The apartment benefits from off street parking (subject to availability) and a caretaker. The apartment has been designed to create a large double reception with bay windows offering a wealth of natural light, a principal bedroom with an en suite bathroom, two further bedrooms a shower room and a large fully fitted kitchen. St Marys Mansions is situated in the heart of this sought-after residential location, within walking distance of the famous Regents Canal, shops and cafes on Clifton Road (0.5 miles) and the underground (approximately 0.4 miles) at Warwick Avenue (Bakerloo Line). Access to the motorway network is within a few minutes reach as is Paddington main line station with the added advantage of the high-speed link to London's Heathrow Airport.

Principal Bedroom with An En Suite Bathroom | Two Further Bedrooms | Shower Room | Large Fully Fitted Kitchen | Large Reception Room | Passenger Lift | Purpose Built Block | Off Street Parking | Caretaker

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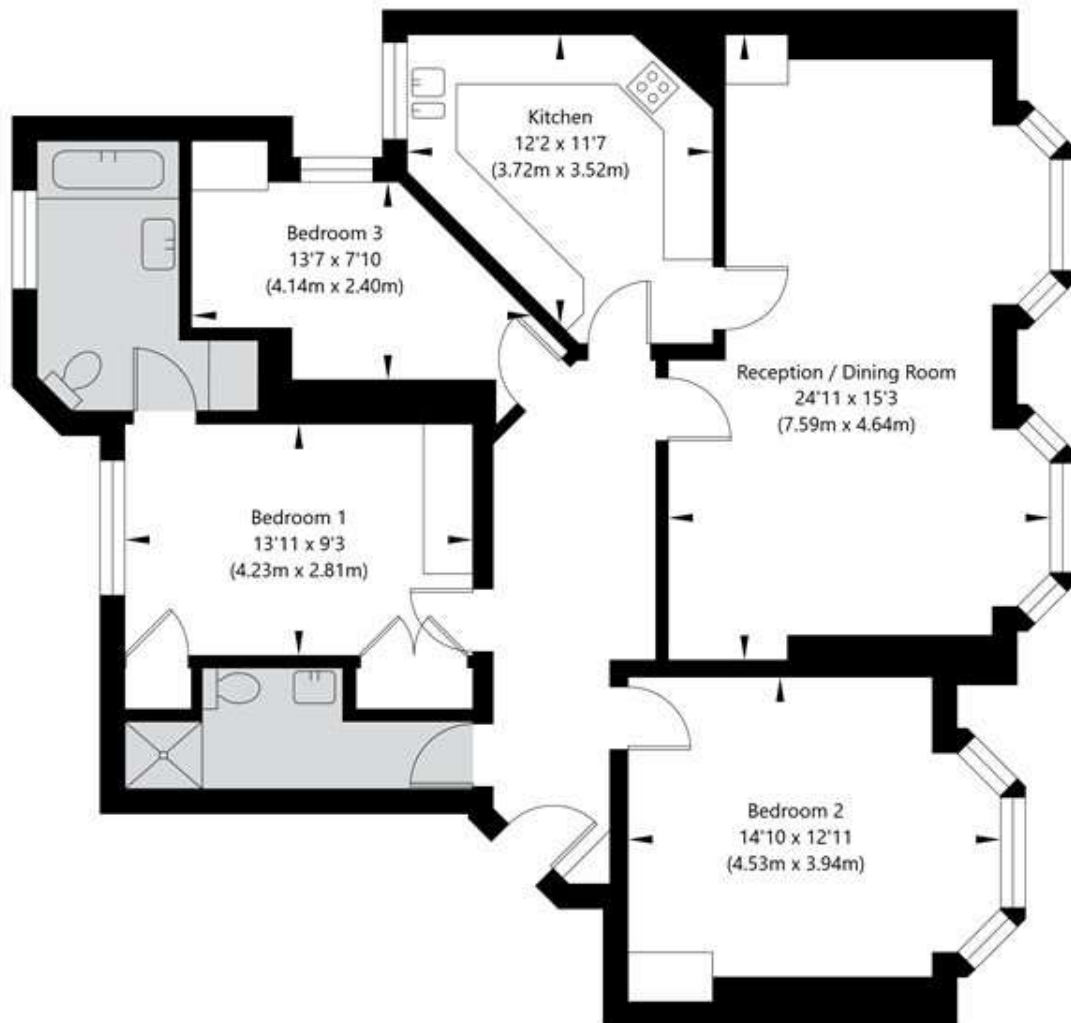
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St Mary's Mansions St Mary's Terrace, London W2 1SY

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 109.02 SQ M / 1173 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 109.02 SQ M / 1173 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 29/09/2163

Service Charge: £6227.92 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

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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