



All enquiries Ref: James Paterson

- **Long leasehold third floor purpose built self-contained flat**
- **Full vacant possession**

Location:

The property is situated on Osnaburgh Street just off Euston Road, between its junctions with Great Albany Street and Hampstead Road. Public transport links include Great Portland Street, Warren Street, Euston and Euston Square stations together with a network of local bus services serving the surrounding vicinity. Road links include the A501 (Euston Road) and the A400. Shopping amenities can be found locally within Camden and Fitzrovia, with an extensive range of shops, bars and restaurants being found in the West End around Oxford Street and Tottenham Court Road. Recreational pursuits can be found locally at the open spaces of Regent's Park.

Description:

Long leasehold third floor purpose built self-contained flat with 24hr concierge.

Accommodation:

Third floor: One bedroom, reception room/kitchen, shower room/WC, entrance hallway with storage

Gross Internal Area GIA (Source: EPC) approximately 39 sq m (419 sq ft)

EPC rating: C

Council Tax Band: F

Lease:

Held on a long lease for a term of 999 years less 10 days from and including 31 October 2009 (Thus having approximately 982 years remaining) at a ground rent of £350 per annum.

Service Charge (inc 24hr concierge):

Approx £4,400 per annum (refer to legal pack)

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

