



Kirkstone, Harrington Street, London, NW1 3SL

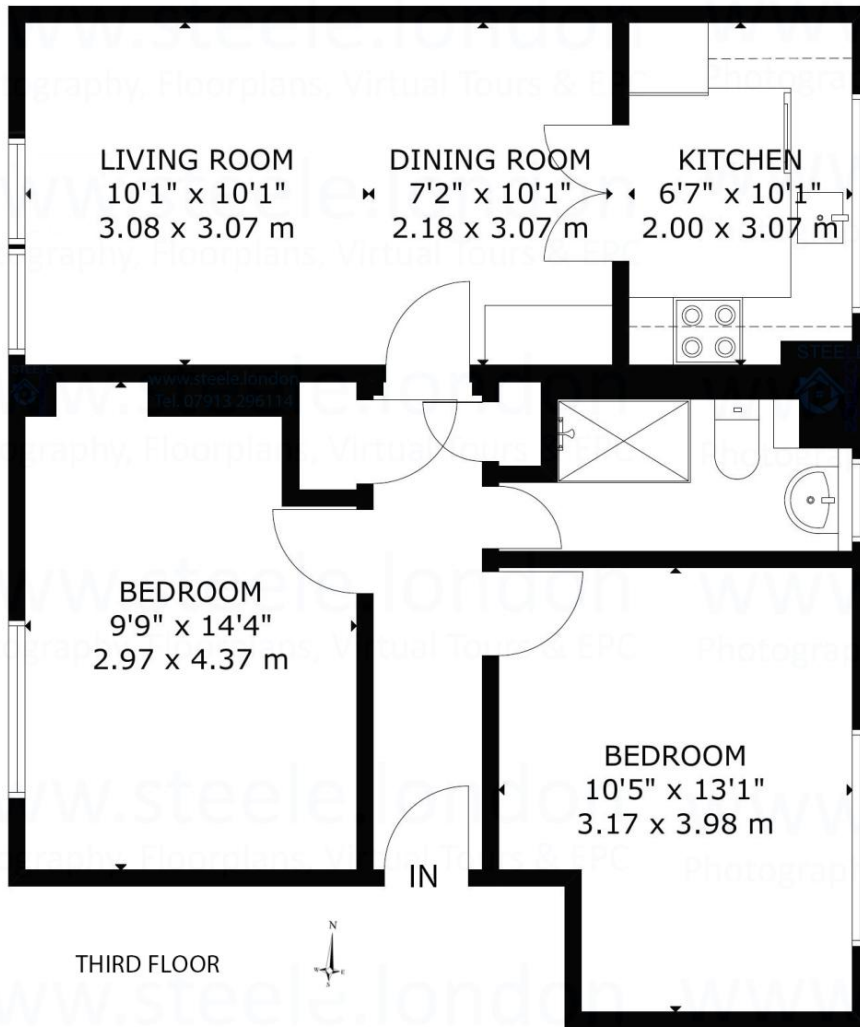
Asking Price: £450,000 Leasehold

2 Bedrooms | Large Reception Room | Bathroom | Central Location

A bright and spacious 2 double bedroom, 3rd floor flat offering potential (subject to obtaining permissions) to become 3 bedrooms. There is a spacious, double living room leading into the separate kitchen. The property enjoys an incredibly convenient location, just North of Euston Road and within strolling distance of Regents Park and Tottenham Court Road. Mornington Crescent, Warren Street, Euston Square, and Great Portland Street tube stations are all nearby, as is Euston mainline station. The British Library and UCL are also within walking distance. This flat is being sold chain free.

- 2 Double Bedrooms
- Large Reception Room
- Separate Kitchen
- Bathroom
- Central Location
- Leasehold – 87 Years Remaining
- Service Charge £2100 pa
- 639 Sq Ft / 59 Sq m
- EPC – D
- Council Tax - Band C





KIRKSTONE NW1
GROSS INTERNAL AREA:
59 SQ. METERS
639 SQ. FEET

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Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this plan ©24062024. Not to scale.

Photography, Drone, Floor plan,
 Virtual Tours, Inventory, Video & EPC's by
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

