



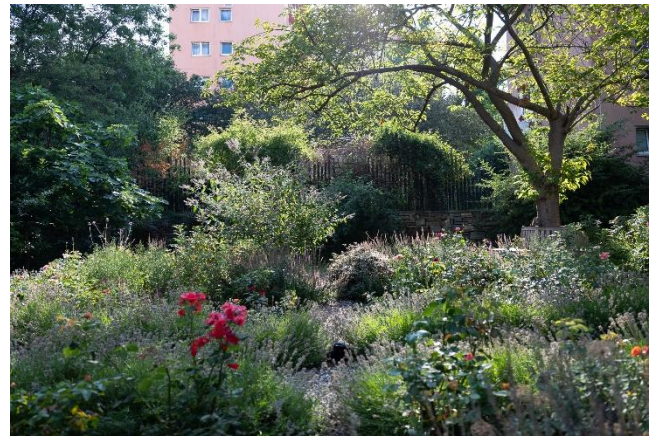
Kirkstone, Harrington Street, London, NW1 3SL

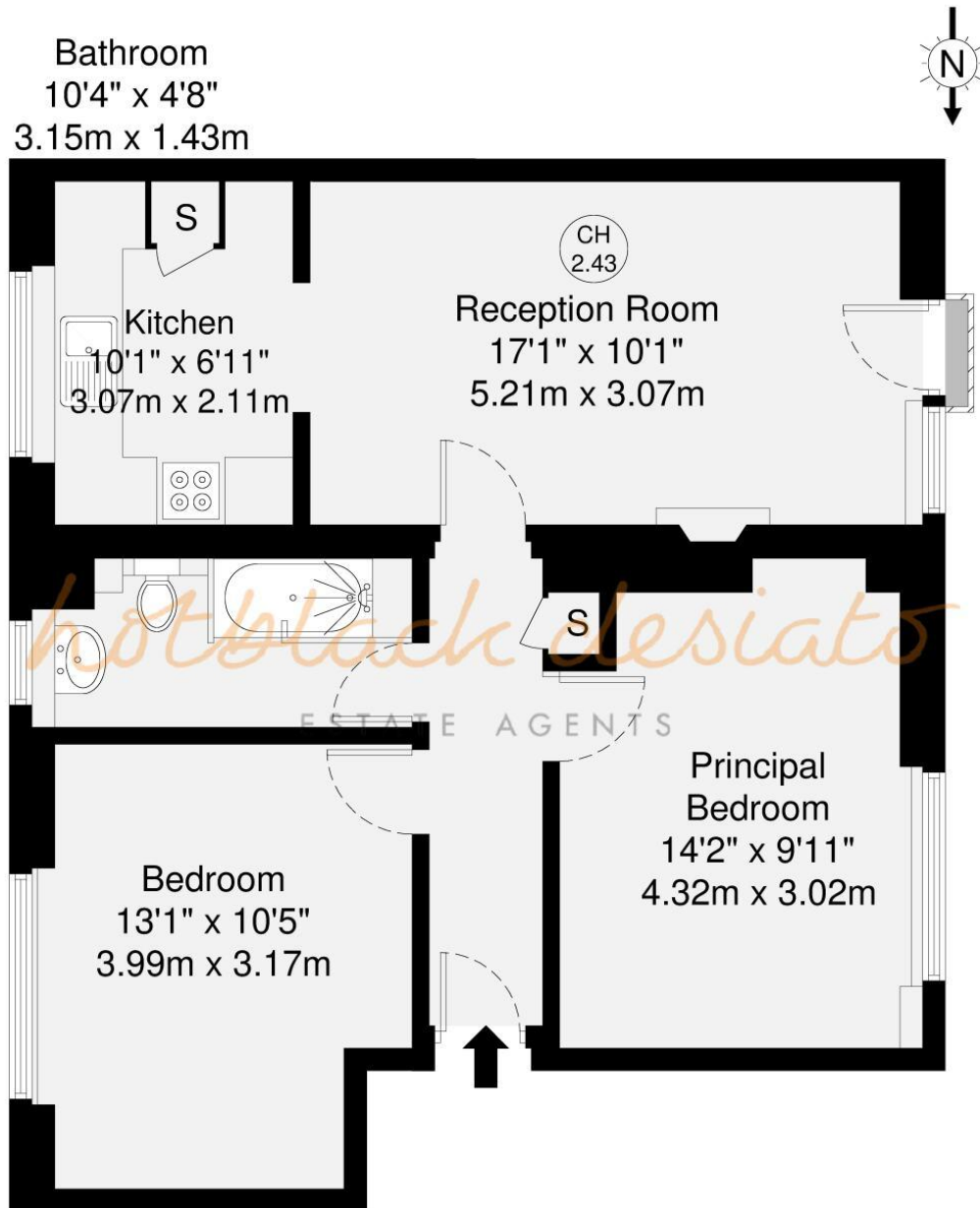
Asking Price: £450,000 Leasehold

2 Bedrooms | Living/Dining Room | Bathroom | Communal Gardens

A well-proportioned two double bedroom corner flat on the third (top) floor of a small, low-rise block, offering bright and spacious accommodation in a remarkably central location. Refurbished by the current owners with a new bathroom, timber flooring and a new fire-rated front door, the flat is ready to move straight into. The block is notably quiet, with double glazing throughout and just two flats per landing. Residents also enjoy access to a shared communal garden. The flat is moments from Regent's Park, Camden Town and the West End, with Mornington Crescent, Warren Street, Euston Square and Great Portland Street stations all nearby. Euston mainline station is only 0.6 miles away.

- Leasehold - 87 years
- 2 Bedrooms
- Living/ Dining Room
- Modern Bathroom
- Communal Gardens
- Council Tax – Band C (£1961.89 pa)
- EPC - C
- Service charge £1,818 pa





GROSS INTERNAL AREA (GIA)
The footprint of the property
63.6 sq m / 684 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
0.6 sq m / 6 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft

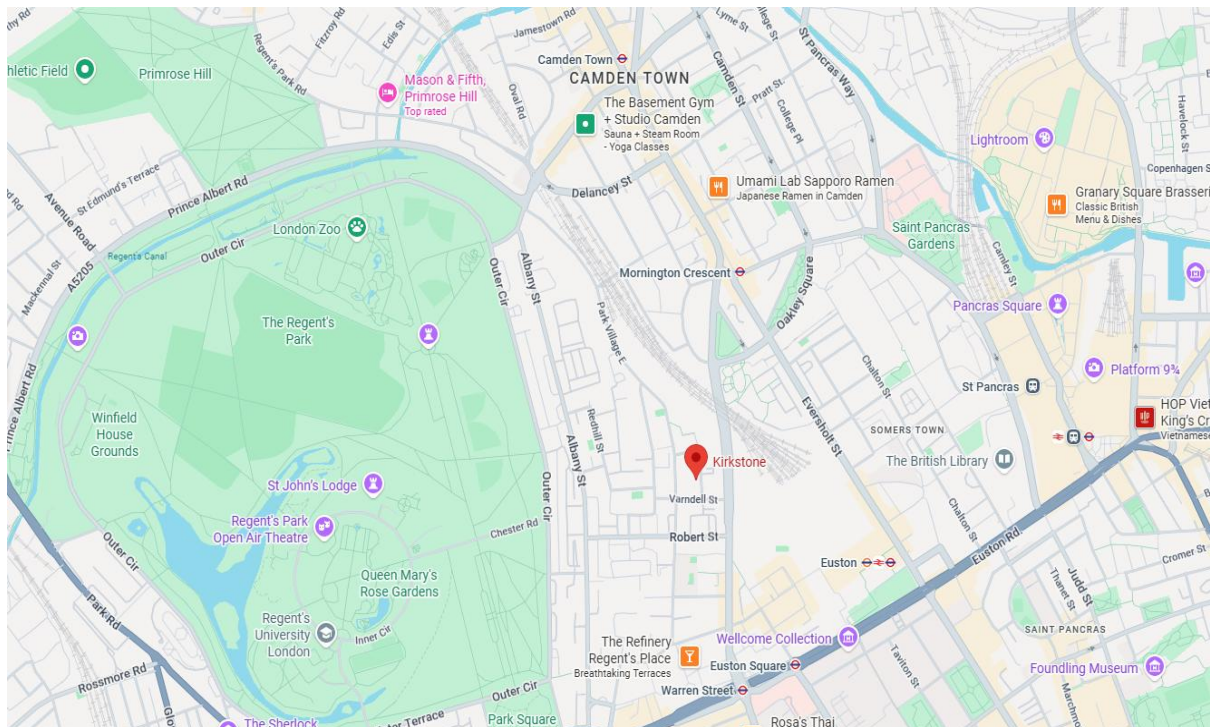
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

The Insider's Guide (A perspective from the Owners)

We've loved the past eight years in this quiet, bright and peaceful home. We've spent many afternoons in the beautiful shared garden watching our kids play, and being so close to Regent's Park means we often end up there for walks, picnics and meeting friends. Euston and St Pancras within walking distance make local and international travel easy, and we've never tired of having the British Library and the Wellcome Collection on our doorstep; there's always something new to discover. The flat itself is very well planned, with minimal corridor space, two large double bedrooms that comfortably fit full-length wardrobes, and an open kitchen/living/dining room that makes it easy to entertain and chat while cooking. The dual-aspect windows frame the treetops around us, and with the Juliette balcony open we get a lovely cross breeze on warm summer days.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		