



**Asking Price £450,000**

**TENURE : LEASEHOLD**

**Penfold Street, NW8**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Modern 2 bed in St Johns Wood**

**Ground floor/Good condition**

**Secure Ex-Local Authority Block**

**Close to Edgware Road**

**Paddington and Marylebone Station**

**Excellent transport Links to Oxford Street and The West End**

**Metropole Properties**  
33 Southwick Street, London, W2 1JQ  
sales@metropoleproperty.com | 02072625844  
Website: metropoleproperty.com

**METROPOLE**  
**PROPERTIES**

Metropole Properties are pleased to bring into the market this impressive two bedroom apartment arranged on the ground floor of this secure and well maintained ex-local authority block in St Johns Wood.

Comprising of, a modern open plan kitchen/ reception, two double bedrooms, a contemporary bathroom and good storage space, this bright and well proportioned accommodation is offered for sale in good condition throughout.

Ideally located only few minutes walk to Edgware Road (Bakerloo Line) and (Central Line, Metropolitan, Hammersmith and City and District Lines). Marylebone Station is only 7 minutes away and Paddington Station 10 min away, offering excellent transport facilities to The City, Oxford Street and the West End.

The Hyde park, Regent Park and the picturesque canals of Little Venice are all nearby.

This beautiful apartment would make an ideal First time buy or Buy-to-Let property.

Early viewing is recommended!

Size: 600 sqft. 46 sqm approx

Lease: 89 years remaining approx.

Service Charge: £1700 per annum approx

Asking Price: £450,000 Subject to Contract.

**1. AML regulations:**

Intending purchasers will be asked to produce identification documentation at a later stage.

**2. General:**

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

**3. Particulars:**

These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

**4. Measurements:**

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

**5. Services:**

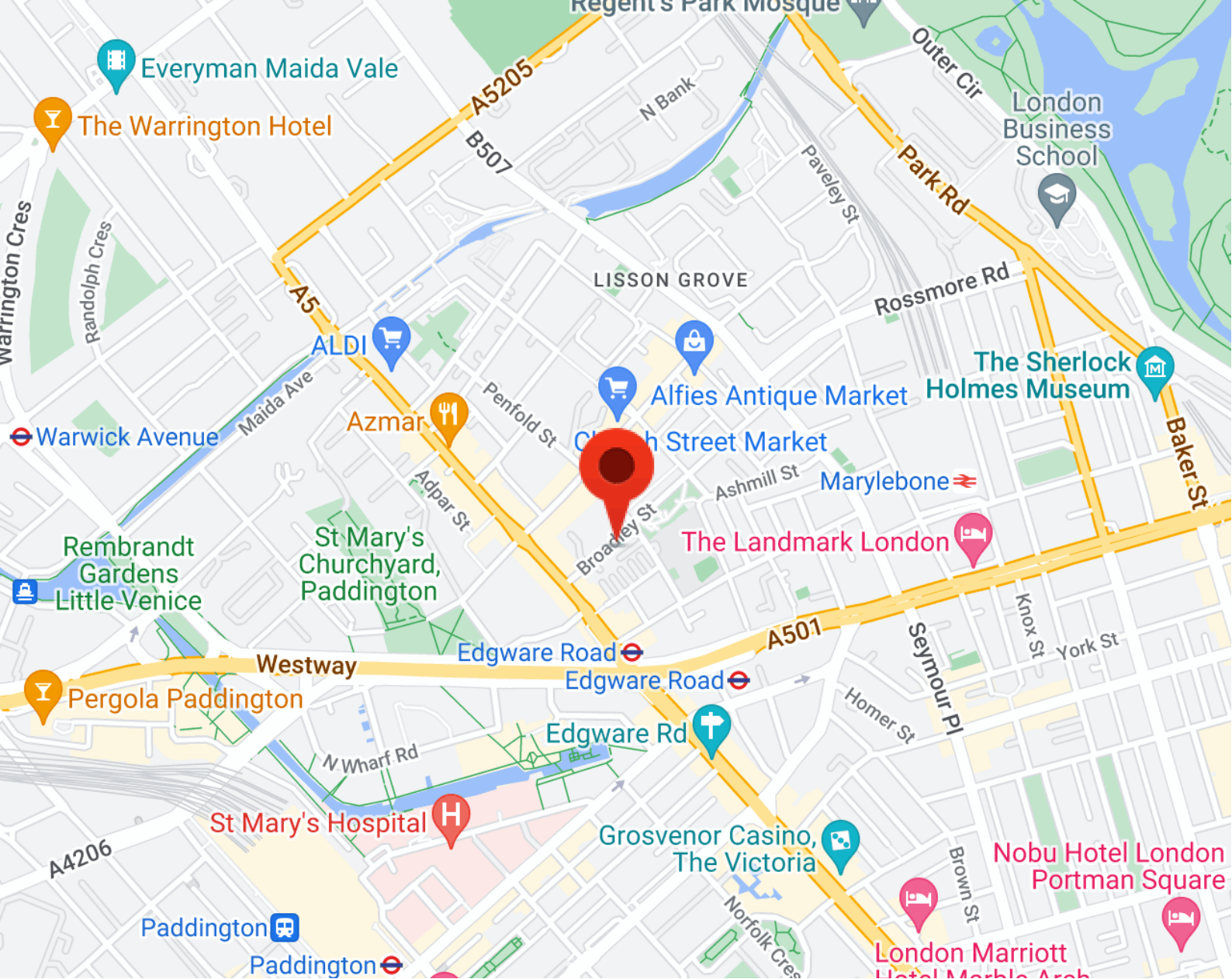
Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:

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