



LAURENCE LEIGH  
RESIDENTIAL

+44 207 483 0101 laurenceleigh.com

# Nottingham Terrace Regent's Park London NW1



A bright and spacious two-bedroom, two-bathroom apartment (953 sqft / 88 sq m) situated on the second floor of this portered purpose-built block located on the outer circle of Regent's Park. The property comprises large reception/dining room, separate fully fitted kitchen, two double bedrooms with built in wardrobes, two bathrooms (one en-suite) and ample storage throughout. Further benefits include passenger lift, porterage, high ceilings and wooden flooring throughout. Nottingham Terrace is located on the outer circle of Regent's Park and offers easy access to Baker Street underground station (Jubilee Line), Marylebone Village and the open spaces of Regent's Park. Long

Asking Price     £1,243,273    Leasehold

Lease:             Approx 132 years remaining  
Service Charge: £9,200 per annum approx plus  
                         £1,930 per annum Reserve Fund  
Ground Rent:    £750 per annum

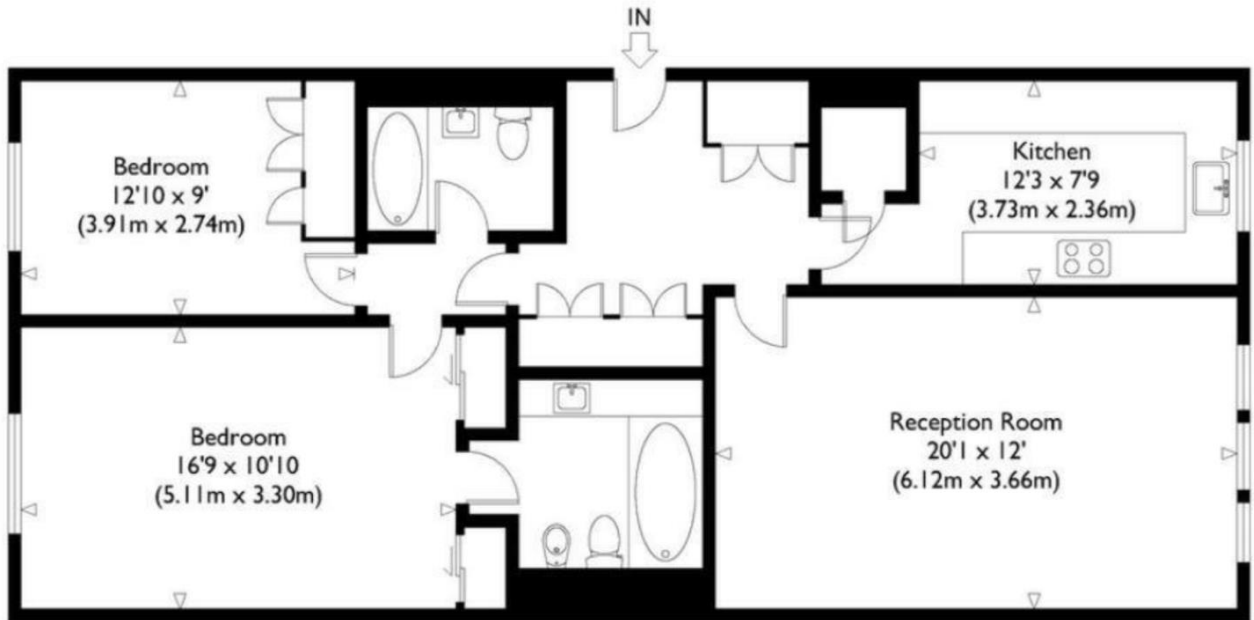
Council Tax:     Band G





## Nottingham Terrace, NW1

Approximate Gross Internal Floor Area : 953 sq ft / 88.5 sq m



Second Floor

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Energy Efficiency Rating		Current	Potential
103-105	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
No energy efficient - higher running costs			
		77	84

EU Directive 2002/91/EC

### IMPORTANT:

We would inform prospective purchasers that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.