



## 2 bed apartment to buy in W2

314 Edgware Road, London, London, W2 1DY

**£360,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Newly Decorated
- ✓ 2 bedrooms
- ✓ Bright Reception
- ✓ Top Floor
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A superb location close to London's West End and Paddington, this newly apartment offers bright, convenient living space.

Arrange on the third floor, the property, which has just been completed and renovated by the current owners, offers two double bedrooms, a newly fitted bathroom, a bright open-plan reception, and a contemporary kitchen.

Located just north of Edgware Road and close to the numerous amenities of Marylebone, the apartment provides excellent access to the West End and is central to the West End.

Service Charge - 22% share of Building Insurance (2024 = £645)

Ground Rent £100 pa

EPC - d

Council Tax - Westminster - E

It is a mandatory requirement for a Sales or Lettings Agent to be part of a redress scheme, we have membership with The Property Ombudsman (a Government-approved redress scheme).

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 958

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £645.00

Price: Starting Bid £360,000

Property Type: Apartment

Parking: On Street

Year built: 1985

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

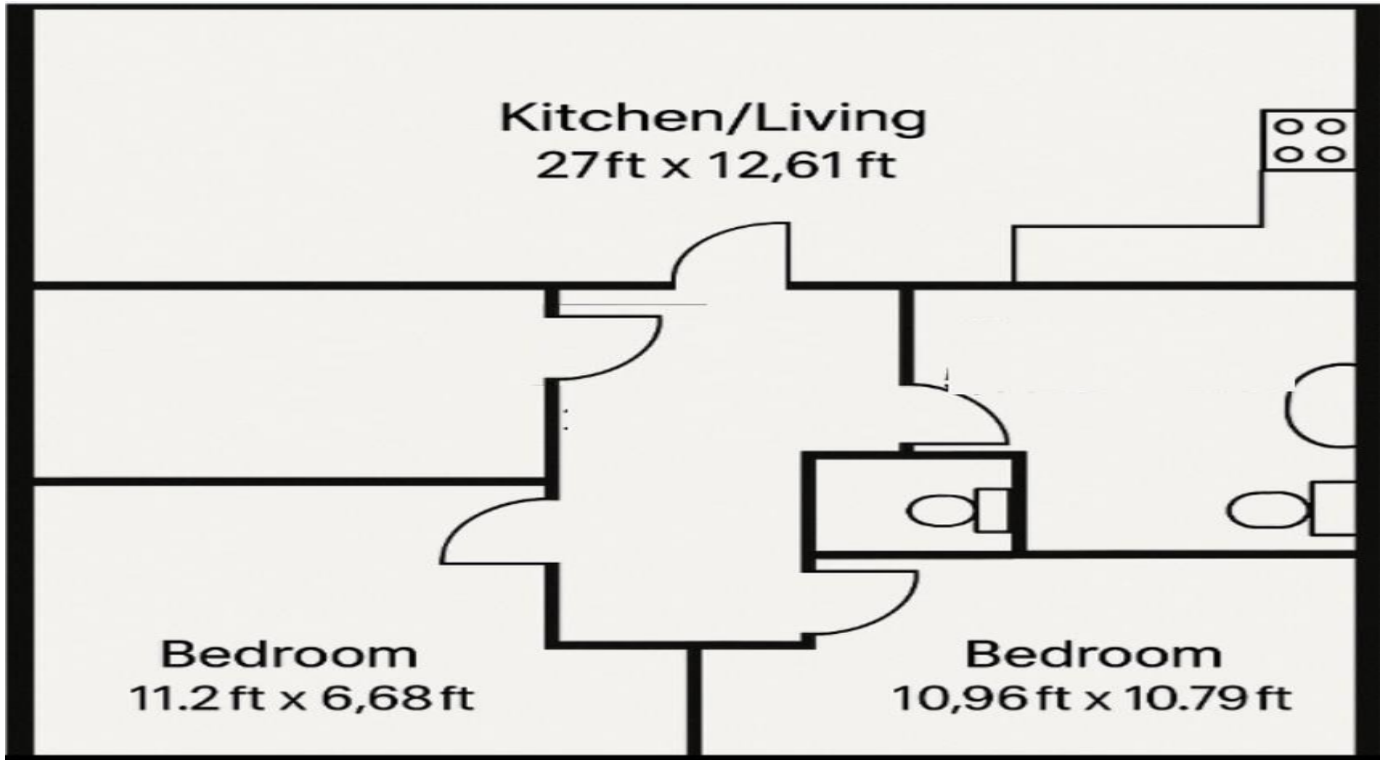
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**3rd Floor Flat**  
**Edgware Road W2**  
**Total Gross Area : 580 sqft**

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92-100) <b>A</b>                                  |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            | 81        |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  | 65                         |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive<br>2002/91/EC |           |

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Contact your local branch today for more information on this property:

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