



Osnaburgh Street, London NW1



Osnaburgh Street, London NW1

This spacious and immaculate one-bedroom apartment enjoys an abundance of natural light throughout, creating a bright and airy atmosphere.

Boasting a high level of finish, the property comprises an open-plan kitchen and reception room, providing ample space for dining, as well as a generously sized bedroom and a separate bathroom.

Located on the eighth floor of a contemporary building, the apartment also benefits from underfloor heating, air cooling system, and a concierge service.



Guide price: £700,000

Tenure: Leasehold: approximately 985 years remaining

Service charge: £4,516 per annum, reviewed annually

Ground rent: £350 per annum, doubles every 25 years, due in 2034

Local authority: London Borough of Camden

Council tax band: F

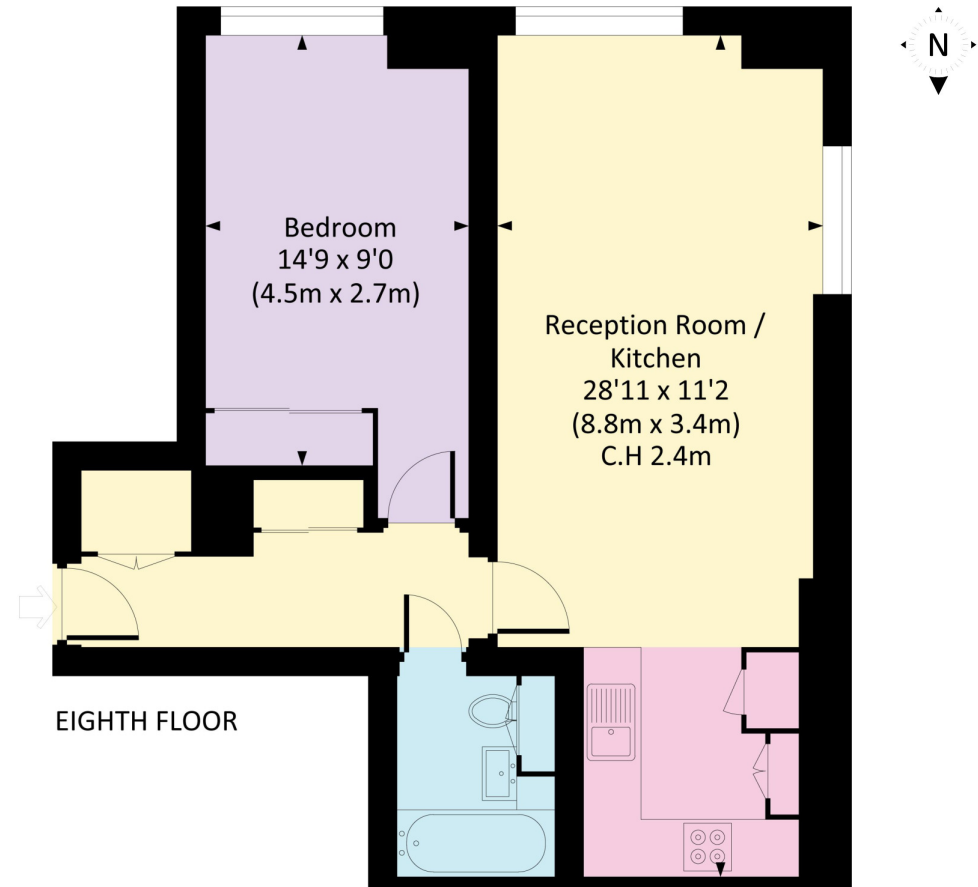


Osnaburgh Street, London NW1

Located on Osnaburgh Street, this property is conveniently situated close to Great Portland Street underground station, approximately 0.2 miles away. The stunning greenery of Regent's Park is just 0.1 miles away, while Marylebone High Street, with its vast collection of trendy shops, restaurants and cafes, is a mere 0.6 miles away. Furthermore, there are numerous bus routes into and out of London, all within close proximity to the property.

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Daniel Sugarman
+44 20 7861 1224
daniel.sugarman@knightfrank.com



EIGHTH FLOOR

Approximate Gross Internal Floor Area
53 sq m / 575 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.