



GLOUCESTER AVENUE  
NW1



## A MASTERPIECE IN MODERN DESIGN

A bright, well proportioned, three bedroom property beautifully laid out over approximately 1200sqft of lateral space.



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Local Authority: London Borough of Camden

Council Tax band: F

Tenure: Leasehold with approximately 120 years remaining

Ground rent: \*

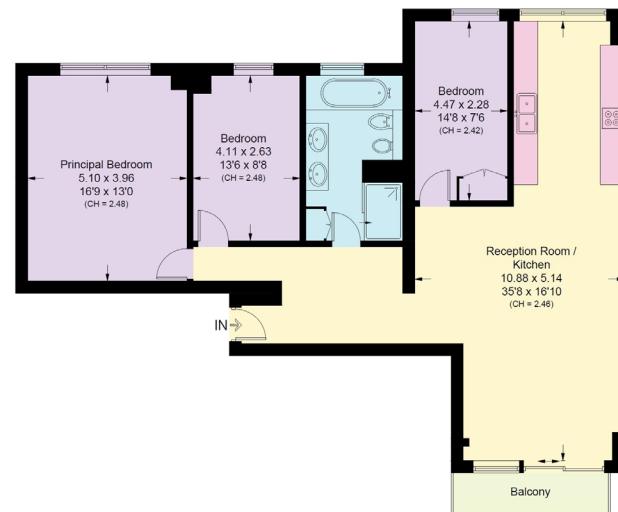
Service charge: \*

**Guide Price: £1,150,000**

This property comprises of a large open plan kitchen reception room with ample space for dining and entertaining, with doors leading out onto a private balcony. The well configured accommodation also comprises of a generously sized main bedroom with ample storage, two further bedrooms, and a spacious family bathroom. Additionally, a secure underground parking space is available in the building, and there is access to a large communal garden.

\*Please note that we have been unable to confirm the amount or date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



Approximate Gross Internal Area = 110.6 sq m / 1,190 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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