



## 2 bed flat to buy in NW1

Pratt Street, London, NW1 0BJ

**£410,000** Starting Bid

 x2  x1  x1

Tenure

**Share Of Freehold**

Permit Parking parking

## Property features

- ✓ Bright first-floor two-bedroom flat
- ✓ Spacious reception room
- ✓ Fitted kitchen
- ✓ Good sized bathroom fully tiled to the ceiling
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

A delightful and bright first-floor two-bedroom flat, ideally situated in the highly sought-after location of Pratt Street. The property offers well-balanced accommodation with excellent natural light throughout.

The flat comprises a spacious reception room, a fitted kitchen, two bedrooms, and a bathroom. Conveniently located close to local amenities, transport links, and popular shops, making it ideal for first-time buyers or investors.

Offered for sale in a popular residential area. Early viewing is highly recommended.

Council Tax Band: B

Tenure: Share Of Freehold

Length of Lease: 119

Annual Service Charge Amount: £84.00

Price: Starting Bid £410,000

Property Type: Flat

Parking: Permit Parking

Year built: 1920

Construction materials: Brick and block

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: Yes

Sewerage: Standard UK domestic

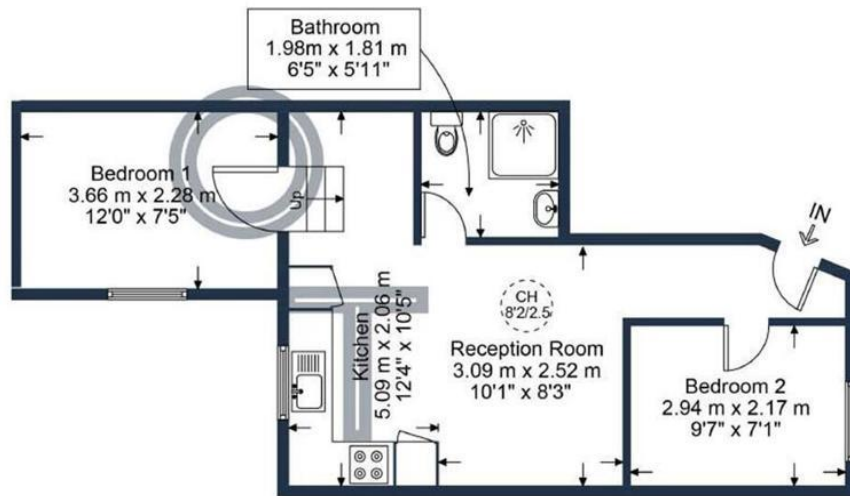
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



▼ First Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified Property Measurer

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(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 2002/91/EC	

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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