

# 22 Orchardson House, Orchardson Street, London NW8 8NN

**Guide price £575,000\***

## SPACIOUS THREE BEDROOM SPLIT LEVEL FLAT IN PRIME LOCATION



This three bedroom third and fourth floor split level flat is situated just off Edgware Road and within easy reach of the West End. This is a prime residential location in the sought after Lisson Grove area close to Marylebone station and Edgware Road. For transport links nearby Underground Stations include St John's Wood (Jubilee Line) for travel into the City, Warwick Avenue (Bakerloo) and Edgware Road (Bakerloo). The property is well presented with spacious living accommodation. The property benefits from gas central heating, double glazing and communal grounds. We understand that the property is currently let at £1516pcm (£18,192pa) and the property is sold with the benefit of this income.

### ACCOMMODATION

Third Floor Entrance Hall, Kitchen/Diner, Lounge, Bedroom, One, Fourth Floor Landing, Bedroom Two, Bedroom Three, bathroom, Communal Gardens. (EPC lists flat as 90 sm).

### TENURE

Leasehold approximately 91 years unexpired. Ground rent £10 pa

### LOCAL AUTHORITY & TAX RATING

Westminster City Council 0207 641 6000  
Council Tax Band D EPC Band D

### VIEWING TIMES

By appointment through the Auctioneers

### JOINT AUCTIONEERS

Windrush Associates, 1 Elmfield Park, Bromley, BR1 1LU  
0208 208 0096



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN