

Cottesloe House, Jerome Crescent, NW8 8SD

Guide Price of £500,000 Leasehold (125 years from 27th October 1982, approx. 85 years unexpired)

For Sale by Daniel Rose Residential Ltd



We are delighted to offer this spacious (1,088 sq ft) 4 bedroom 3rd & 4th floor maisonette within this 6 Storey local authority block in need of cosmetic updating in order to create a great family home. The maisonette comprises 4 bedrooms, reception room, kitchen/diner, bathroom, 2 WC'S and a private balcony overlooking the Regents Canal.

Jerome Crescent is located off Lisson Grove. The closest Stations are Marylebone (National Rail) and Edgware Road (Bakerloo Line) with links into both the City and West End.

*** LEASEHOLD * FOUR BEDROOMS * RECEPTION ROOM * BALCONY * KITCHEN/DINER * ONE BATHROOM * TWO SEPARATE WC's * STORE ROOM * OVERLOOKING THE REGENTS CANAL ***
GROUND RENT: £10.00 p/a * SERVICE CHARGE : Est £2,453.67 (2022-23) * COUNCIL TAX BAND: D

To arrange a viewing please contact our office on 020 7359 4493 or
via email info@danielrose.net

RECEPTION ROOM



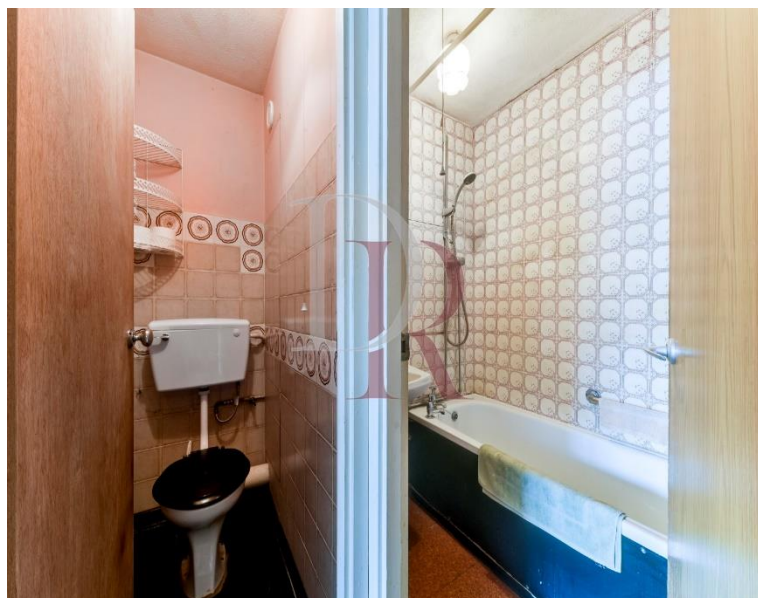
BEDROOM 1 and 2



BEDROOM 3 and 4



KITCHEN AND BATHROOM



BALCONY AND BALCONY VIEW



Cottesloe House, Jerome Crescent London NW8

Approximate Gross Internal Third Floor Area 755 sq ft - 70 sq m
Approximate Gross Internal Fourth Floor Area 333 sq ft - 31 sq m
Approximate Gross Internal Total Area 1088 sq ft - 101 sq m



Illustration for identification purposes only, not in scale

Flat Cottesloe House 18 Jerome Crescent LONDON NW8 8SD		Energy rating C	
Valid until 20 April 2032		Certificate number 2565-8816-9036-2619-2173	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		