



NORTH ROW, LONDON, W1K - £1,925,000

AN INVESTMENT OPPORTUNITY FOR THE PURCHASE OF 2 APARTMENTS ON SEPARATE LEASES LOCATED MOMENTS FROM PARK LANE.

Carter Jonas



APARTMENT 12A, NORTH ROW

THIS BEAUTIFULLY REFURBISHED TWO BEDROOM APARTMENT ON NORTH ROW IS LOCATED MOMENTS FROM PARK LANE.

Located on the first floor of this Grade II listed building has two bedrooms both with en-suites and separate guest WC. Open plan kitchen & living area with all integrated appliances and dual aspect views towards Park Lane and Hyde Park.

North Row is closely located to London's finest shops, Michelin starred restaurants and private members clubs. The property is in close proximity to London's open green spaces of Hyde Park and benefits from excellent transport links including Marble Arch (central line) tube station.

AMENITIES

- 2 Bedrooms
- 2 Bathrooms
- Open plan reception / kitchen / dining room
- Guest WC
- Newly refurbished



TENURE Leasehold

LOCAL AUTHORITY Westminster

EPC BAND C

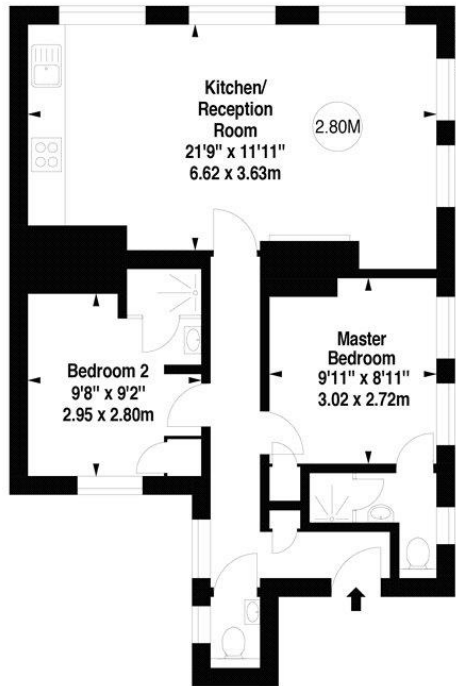




1st Floor Flat, 12 North Row

APPROX. GROSS INTERNAL AREA
596 Ft² - 55.37 M²

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



FIRST FLOOR



© CGP Design Ltd.

Measurements and features shown are approximate and for illustrative purposes only.
Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
Offices throughout the UK

Energy Efficiency Rating		Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>			
Band (lower is better) - lower running costs 95-100 A 81-95 B 69-81 C 55-68 D 49-54 E 45-48 F 39-44 G		70	73
Band (higher is better) - lower running costs 1-100 G 101-130 F 131-155 E 156-180 D 181-200 C 201-220 B 221-255 A			
England, Scotland & Wales EU Directive 2002/91/EC			

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



APARTMENT 12B, NORTH ROW

THIS BEAUTIFULLY REFURBISHED ONE BEDROOM APARTMENT ON NORTH ROW IS LOCATED MOMENTS FROM PARK LANE.

Located on the second floor of this Grade II listed building has one bedroom with en-suite. Open plan kitchen & living area with all integrated appliances and flooded with natural light. Both bedroom and kitchen/living area have vaulted ceilings.

North Row is closely located to London's finest shops, Michelin starred restaurants and private members clubs. The property is in close proximity to London's open green spaces of Hyde Park and benefits from excellent transport links including Marble Arch (central line) tube station.

AMENITIES

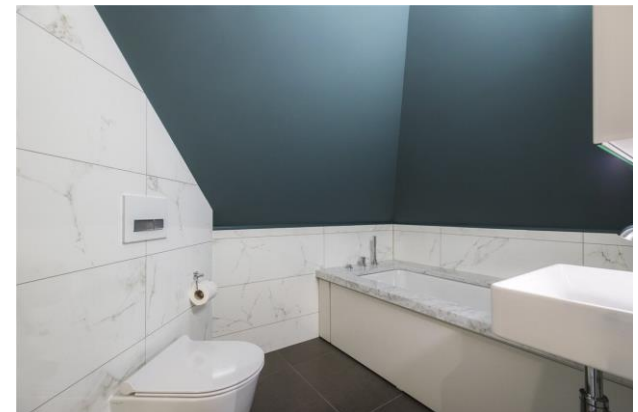
- 1 Bedroom
- 1 Bathroom
- Open kitchen / reception / dining room
- Newly refurbished



TENURE Leasehold

LOCAL AUTHORITY Westminster

EPC BAND C

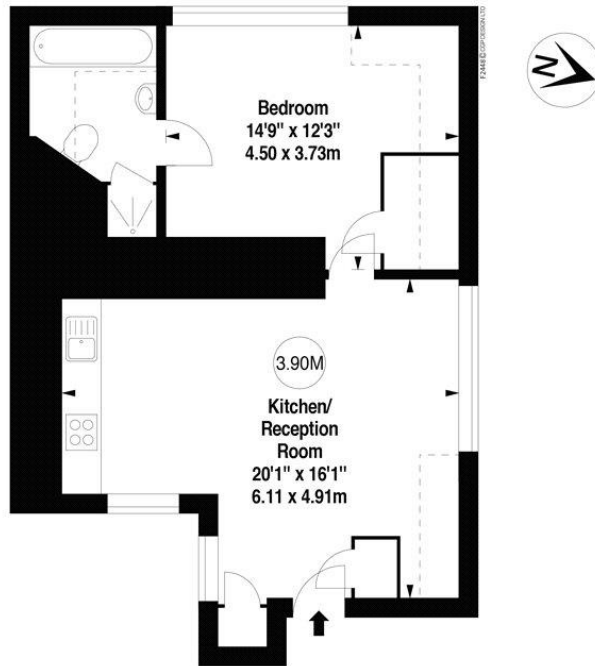




2nd Floor Flat, 12 North Row

APPROX. GROSS INTERNAL AREA
537 Ft² - 49.89 M²

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



SECOND FLOOR



© CGP Design Ltd.

Measurements and features shown are approximate and for illustrative purposes only.
Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission.
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Mayfair 020 7493 0676

mayfair@carterjonas.co.uk
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk
Offices throughout the UK

Energy Efficiency Rating		Current	Potential
Band (lower is better) - lower running costs			
A	79-100		
B	69-78		
C	59-68		
D	49-58		
E	39-48		
F	29-38		
G	1-28		
Lower energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.