



**BEAUCHAMP  
ESTATES**

Cecil Grove





## Ground floor one bedroom apartment with patio



### Exterior

This ground floor apartment is located within a purpose-built building immediately beside Primrose Hill and close to Regent's Park.

### Highlights

- Private Patio
- Newly Decorated
- Parking





## Interiors

This one-bedroom apartment has been newly decorated and features new wood flooring. The layout includes a double bedroom, bathroom and reception space with access to a private patio.

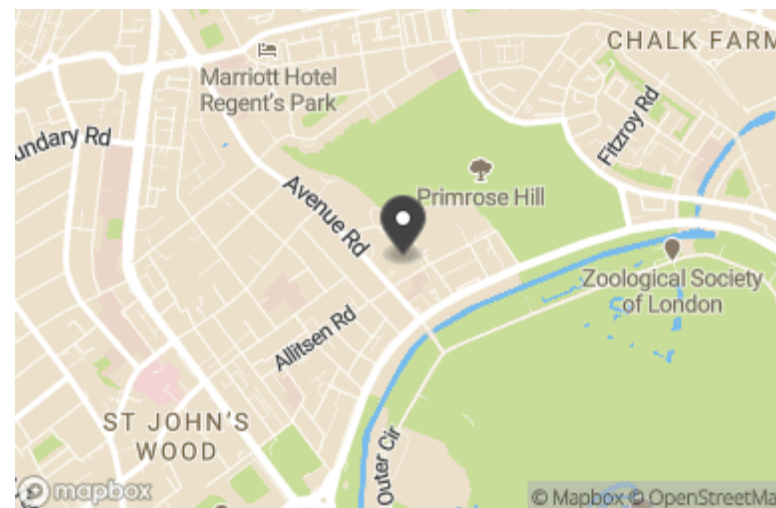


## Features

- Air Conditioning
- Private Terrace
- Underground Parking

## Location

Located next to Primrose Hill, the property is approximately 0.1 miles from Regent's Park and around 0.3 miles from Regent's Park Road. St John's Wood underground station is approximately 0.7 miles away.



# Terms

Price: £725 per week

Tenure:

Local Authority: Camden

Council Tax: E

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
74	74	75	75
England, Scotland & Wales		England, Scotland & Wales	

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## Flat 5, Benjamin House, Cecil Grove, NW8

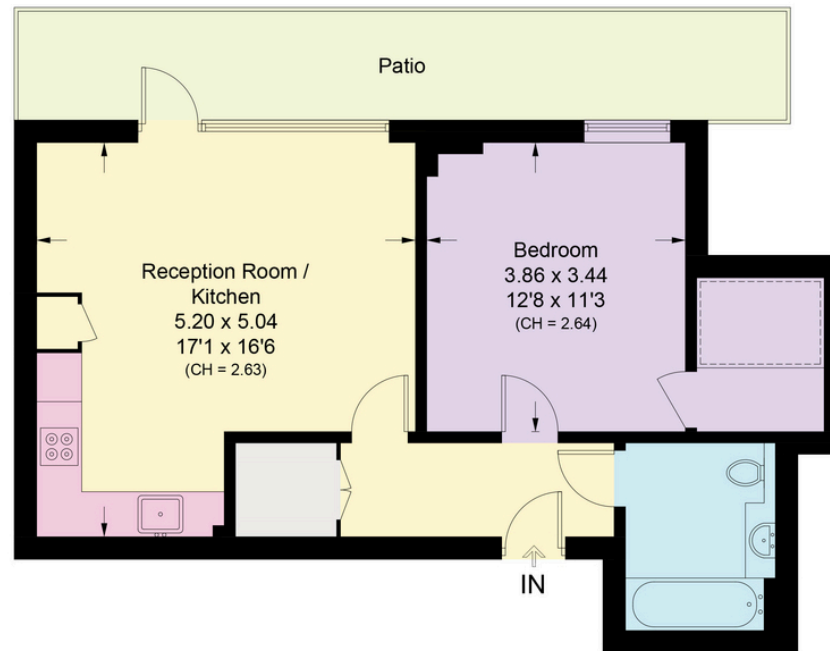
Approximate Area = 54.0 sq m / 581 sq ft

Patio (External) = 14.9 sq m / 160 sq ft

Including Limited Use Area (1.9 sq m / 20 sq ft)



= Reduce head height below 1.5m



### Ground Floor

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. 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.



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