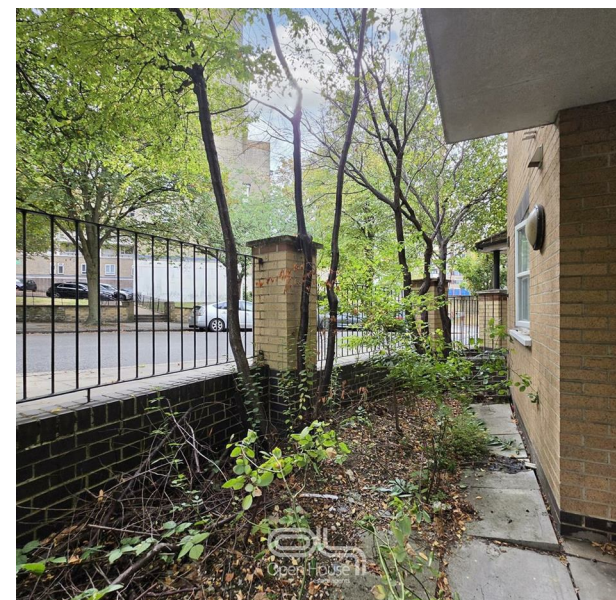


Alexandra Road, London, NW8 0DR  
Offers In The Region Of £650,000  
Council Tax Band: C

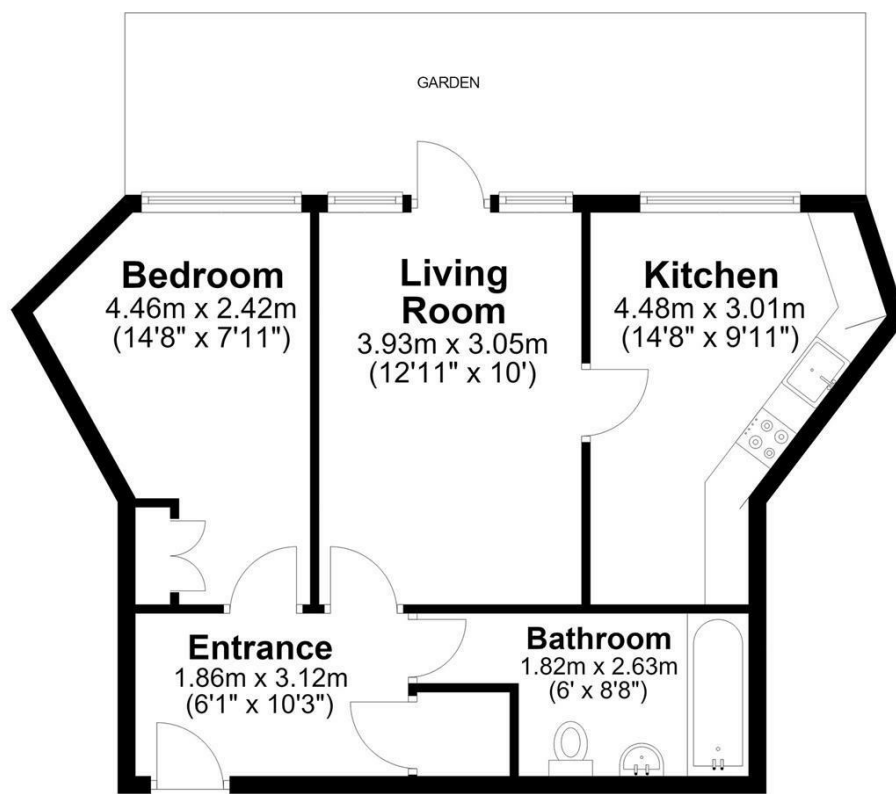


Beautiful one-bedroom modern and purpose built ground floor flat for sale in heart of London offered to the market with no onward chain

Address: Moore Court, 2-10 Alexandra Road, London NW8 0DR

#### Key features

- \* Leasehold - Long Lease with 976 years remaining
- \* No onward chain
- \* One bed ground floor flat with secure Entryphone system
- \* Two storage cabinets
- \* Modern kitchen and bathroom
- \* Allocated off-street residents parking space in a gated compound off main road
- \* Walking distance to South Hampstead and Swiss Cottage tube stations
- \* Private rear/side garden with fruit trees
- \* Quiet residential area in a nice building
- \* EPC rating "C"
- \* Council Tax Band "C"
- \* Good rental income potential
- \* No ground rent
- \* Service Charge £205/month



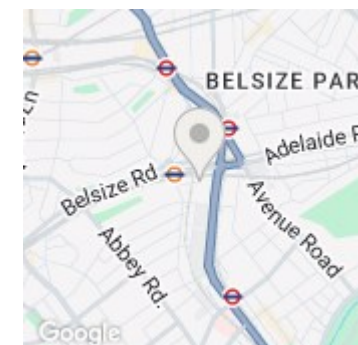
This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA

|            |       |
|------------|-------|
| Sq. meters | 48.8  |
| Sq. feet   | 525.8 |



Open House Buckinghamshire



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 70        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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