





3 Bedroom Flat  
Shroton Street  
London NW1

- Three Double Bedrooms
- Two Bathrooms
- Extremely High Ceilings
- Private Roof Terrace

Price: £1,100 pw / £4,766.67 pcm



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Bright and immaculately presented three double bedroom two bathroom property set on the top floor of a well maintained building only a short walk from the shops and transport links of Marylebone and Baker Street and very close to BNP Paribas. The property further benefits from being walking distance to Paddington Station. This unique property offers a contemporary loft style open plan living space with original exposed wooden beams, vaulted ceilings, wood flooring, carpeted bedrooms and sash windows and a private roof terrace. The integrated open plan kitchen includes a dishwasher and dining area. The principle bedroom suite offers fitted wardrobes and ensuite bathroom, second double bedroom, shower room, utility room and modern furnishings. Avail 15th Oct.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.