



**Hyde Park Mansions
Cabbell Street
London
NW1 5BG**

**Offers in Excess of
£2,140,000**

bettermove

Cabbell Street London

Bettermove are proud to present this 4 bedroom flat in London available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing and gas central heating throughout. The council tax band is G.

This is a leasehold property with 59 years remaining on the lease; the ground rent is £100 per annum raising to £400 per annum and the service charge is approximately £3,000 per annum.

The interior of this beautifully presented property comprises a large spacious living room, separate fully equipped kitchen, four double bedrooms and three full family bathrooms.

Located in this popular residential area of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hyde Park, Oxford Street and Marylebone Train Station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

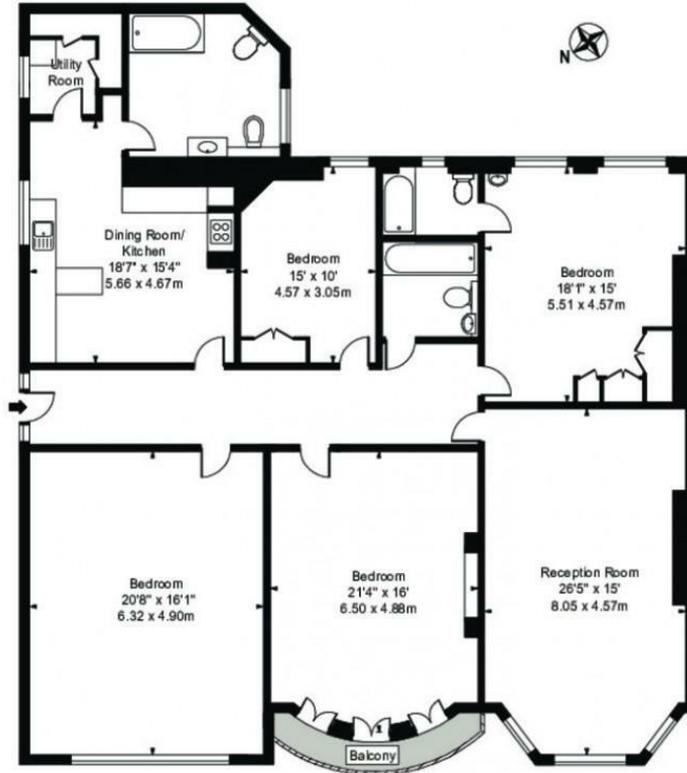
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Hyde Park Mansions

Approx. Gross Internal Area 2314 Sq Ft - 214.97 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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