



THE ESTATE COMPANY



Proximity Building, 141-153 Drummond Street, London, NW1 2PB

£1,200,000

- 1183 Sq Ft
- Penthouse
- Lift
- Fourth Floor
- Wraparound Roof Terrace
- Share of Freehold
- Excellent Location

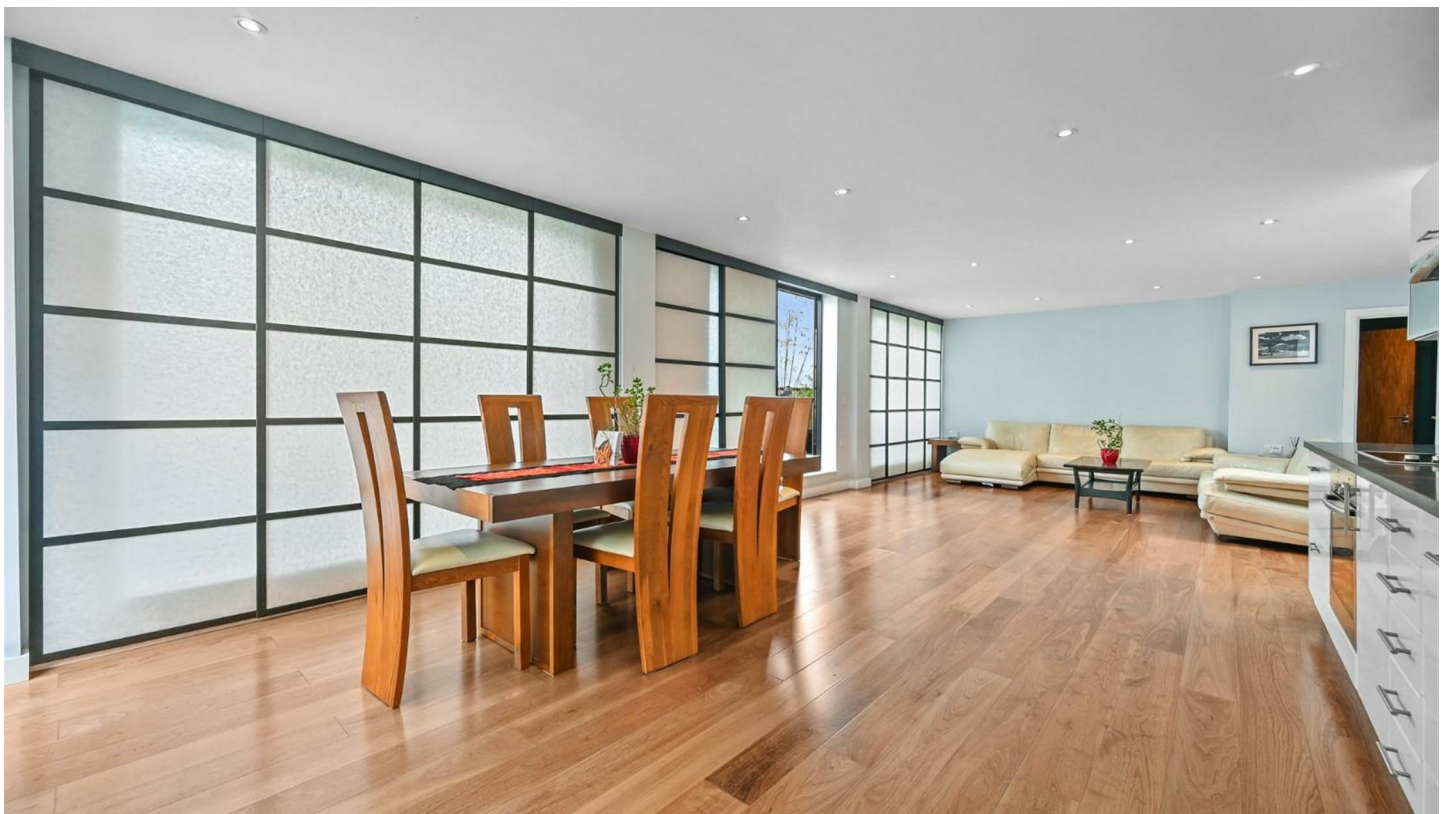
Flat 14 Proximity Building, 141-153 Drummond Street NW1 2PB

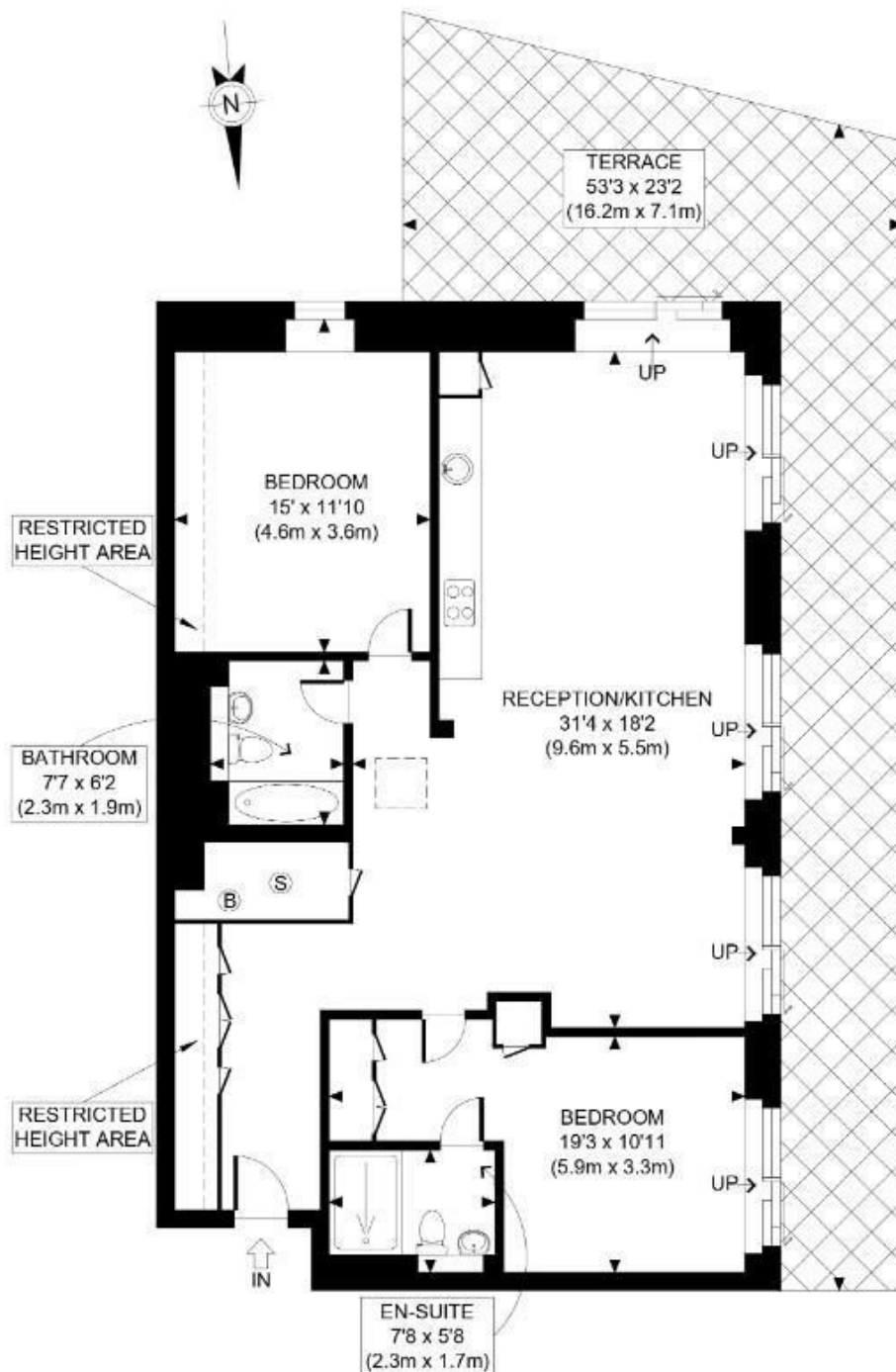
A wonderfully stylish and spacious two-bedroom, two-bathroom (one en-suite) penthouse apartment, situated on the fourth floor (with a lift) of a modern development ideally located on the borders of Euston and Fitzrovia. Regents Park is just a 10-minute walk away.

Beautifully presented throughout, this impressive property offers 1,183 sq ft of well-planned accommodation and benefits from a share of freehold. A particular highlight is the stunning wraparound roof terrace, providing exceptional outdoor space—perfect for entertaining or relaxing.



Council Tax Band:



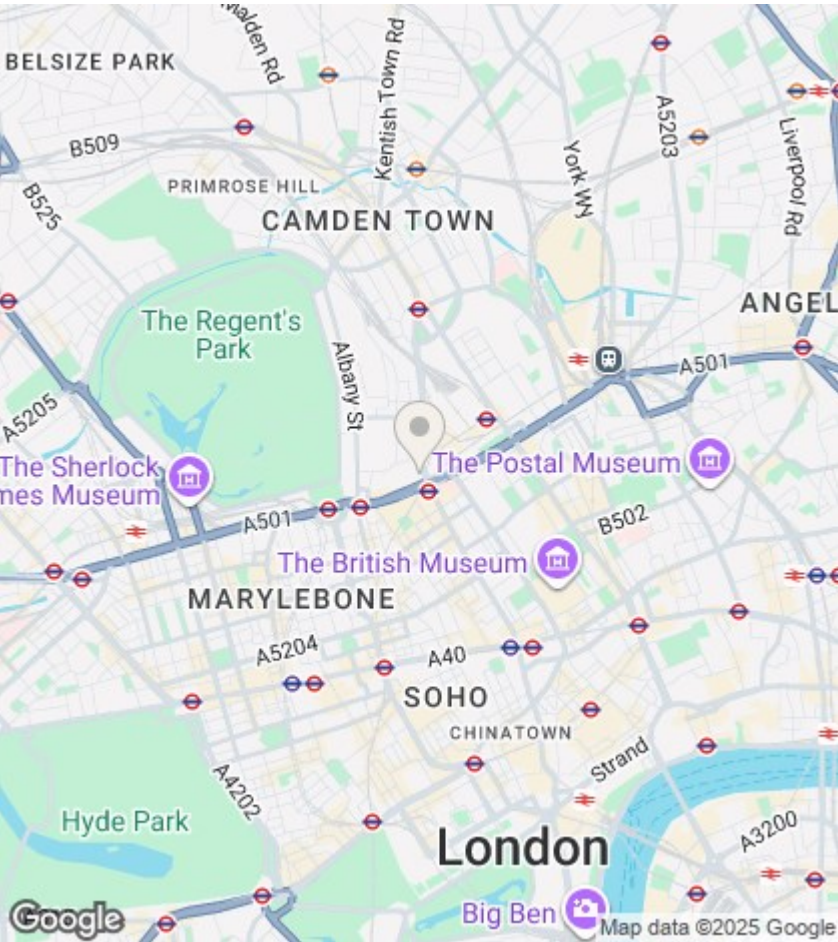


FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1183 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1183 SQ FT/ 110 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC