

25 Osprey Court NW3 7AA





Flat 25 is a beautifully presented, double aspect two bedroom PENTHOUSE flat with two balconies on the top floor of the building. It has been refurbished to the highest standards by a professional interior designer. The flat is light and airy, with the benefit of sunlight throughout the day. Both bedrooms have en suite bathrooms with walk-in showers. The main bedroom has soft Mayfair Delux Silver Birch wool carpeting.

The reception room and remaining bedroom have Quickstep laminate flooring set on acoustic matting. The furniture is also available by separate negotiation.

Osprey Court is exceptionally well maintained and ideally located with convenient public transport links. There is a bus stop outside the building and the Overground, Jubilee Line, Metropolitan Line and Northern Line stations nearby provide regular and speedy access to Central London and to the north. The O2 centre and the adjoining Sainsburys superstore are a short drive or bus journey away, as are a wide range of restaurants, Waitrose store and amenity shops. The JV3 Centre and the Camden Arts Centre are within walking distance. Excellent doctors' surgeries and dental practices are located nearby. Osprey Court has secure underground parking and landscaped communal gardens for the use of all residents. Newspapers are delivered daily and the local pharmacies deliver prescriptions to Osprey Court on request.

#### Accommodation:

- Living room with access to both balconies
- Kitchen with new Hacker wall and base units, Silestone quartz work tops, under cabinet lighting and top quality Miele appliances
- New en suite bathrooms with vanity units, wall-hung WC's, heated towel rails and walk-in showers with screens
- Master bedroom with fitted wardrobes and ensuite bathroom
- Second bedroom with fitted wardrobes, en suite bathroom and direct access to balcony
- Silk curtains throughout with Jab fabric window blinds
- Wall mounted TV's fitted to principal rooms
- Main balcony fitted with electric sun blind. The rattan garden furniture is included
- Pull-cord alarms fitted throughout
- Resident house manager
- Two lifts
- Communal landscaped gardens
- Communal lounge and kitchen
- Guest suite, laundry and therapy room with facilities for visiting hairdressers and pedicurists
- Regular window cleaning
- Secure parking in underground car park

Approximate Gross Internal Area: 108.2 sq m / 1,165 sq ft

Leasehold length: 125 years from 25 December 1986

Ground rent: £60 p.a. paid in advance

Local authority: Camden Council (Band G)

Energy Performance Rating: C-75

**Price £1,250,000**

For viewings, please contact the House Manager:

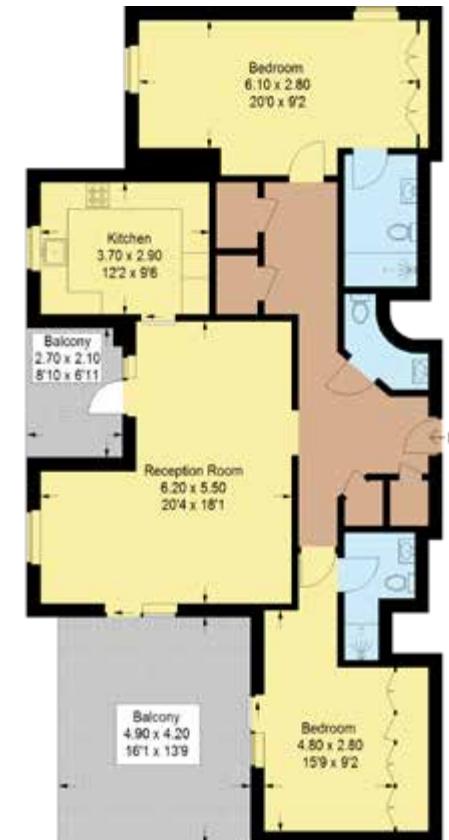
Ms Lilla Hargitai

Email: [osprey.court@ospreymc.co.uk](mailto:osprey.court@ospreymc.co.uk)

Telephone: 020 7435 6768

Website: [www.ospreymc.co.uk](http://www.ospreymc.co.uk)

**Approximate Gross Internal Area**  
**108.2 sq m / 1,165 sq ft**



Fourth Floor



These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.