



## GILBEY HOUSE, JAMESTOWN ROAD, LONDON, NW1

ASKING PRICE £1,695,000  
LEASEHOLD

A unique penthouse apartment located in this landmark redevelopment of what was formerly Gilbey's Gin factory, the apartment benefits from spacious accommodation located over the top two floors and arranged as three bedrooms and three bathrooms.

The apartment further benefits from two large roof terraces affording panoramic views across north west London and two secure underground parking spaces.

Gilbey House is located at the junction of Jamestown Road and Oval Road with walking distance of both Primrose Hill and the shopping facilities of Camden Lock.

### Regent's Park Office

213-215 Gloucester Place, Regent's Park, London NW1 6BU

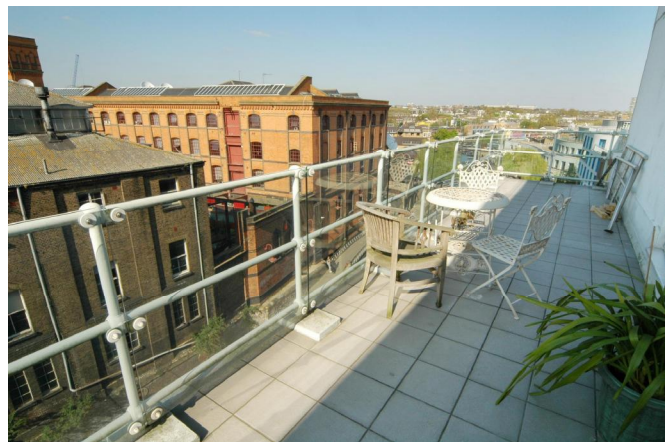
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### Marylebone Village Office

6 Paddington Street, Marylebone Village, London W1U 5QG

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### Accommodation

Entrance hall, split level reception, kitchen, master bedroom with en suite bathroom and access to private terrace, two further bedrooms both en suite and separate WC

### Benefits

- § Two large terrace
- § 24 hour uniformed porter
- § Gym and sauna
- § Two underground parking spaces
- § Secure development
- § Video entryphone

### Tenure

Leasehold, with approximately 113 years remaining

### Ground Rent

Approximately, £150 per annum

### Service Charge

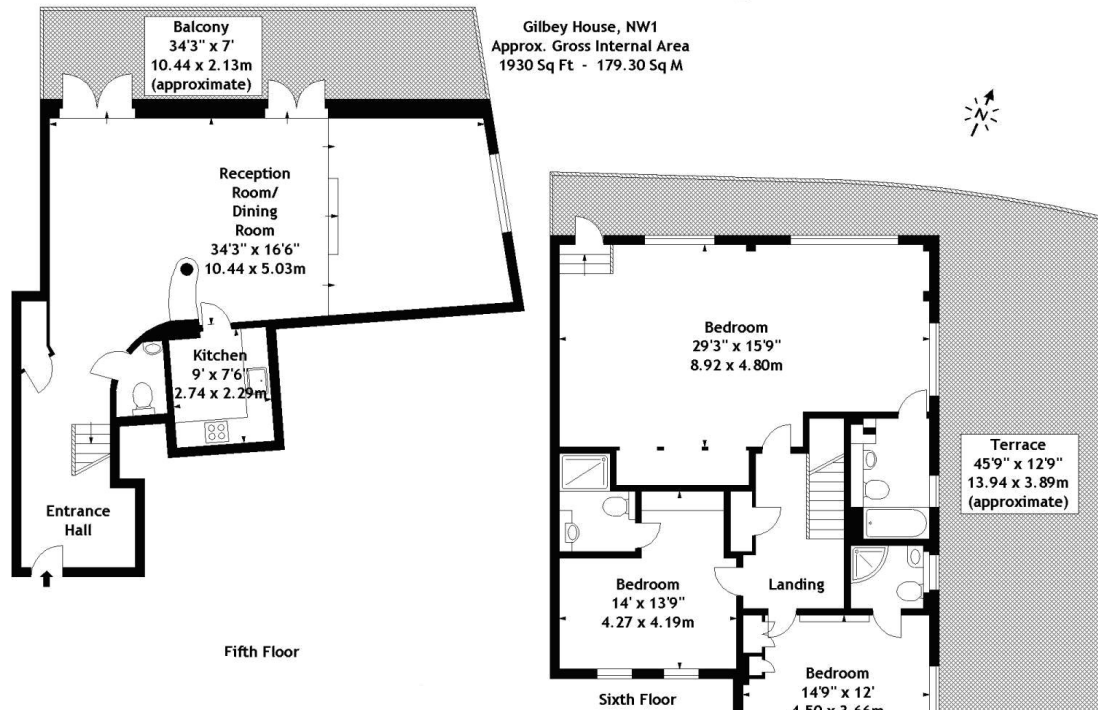
Approximately, £5,000 per annum

### Price

£1,695,000 subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		62	65
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		52	53
England, Scotland & Wales		EU Directive 2002/91/EC	



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