



Goodwood Court, Devonshire Street, Marylebone W1



# Goodwood Court, Marylebone **WIW**

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A newly refurbished, bright, two-bedroom apartment ideally located in a well-maintained period mansion block in Marylebone Village. Situated on the third floor, this property features two double bedrooms, a bathroom, a spacious reception room and a separate, fully-fitted kitchen. Benefits of the building include a porter service, lift access, communal heating, and hot water.

Devonshire Street is located moments from Marylebone High Street, with instant access to the fashionable shops and restaurants. The property is only a short walk from the world-renowned shopping of Oxford Street and the green, open spaces of Regent's Park.



**Guide price:** £1,095,000

**Tenure:** Leasehold: approximately 91 years remaining

**Service charge:** £5,229.7 per annum, reviewed every year, next review due 2024

**Ground rent:** £90 per annum. We have been unable to confirm the review period.

**Local authority:** City of Westminster

**Council tax band:** E



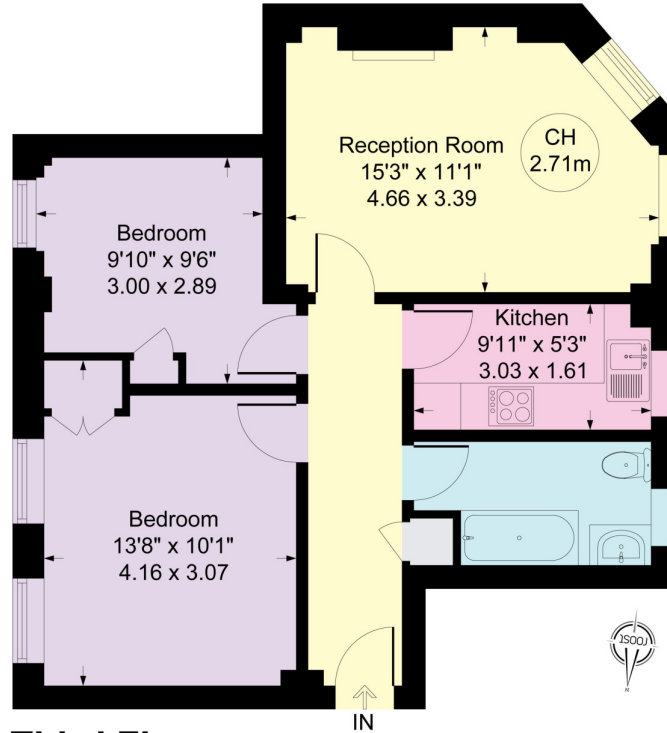


Baker Street and Regent's Park underground stations provide easy commuting.



**Approximate Gross Internal Floor Area**  
**54.36 sq m / 585 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Third Floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated October 2022. Photographs and videos dated October 2022 .  
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