



Hallam Street, Marylebone **WIW**

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# Hallam Street, Marylebone **WIW**

A charming apartment situated on the fourth floor of a prestigious portered block.

This lovely home offers a practical layout and an abundance of natural light. It comprises a double bedroom with built-in wardrobes, an en suite bathroom, a bright and spacious reception room and dining area, and a separate kitchen. The property has plenty of potential, an excellent investment opportunity in a prime location.

Hallam street is ideally located for the plethora of amenities of Marylebone and Fitzrovia whilst only a short walk away from the green open spaces of Regent's Park. There are excellent walking distance transport links from Regent's Park and Great Portland Street and Oxford Circus stations, making it easy to get around London.



**Guide price:** £625,000

**Tenure:** Leasehold: approximately 895 years remaining

**Service charge:** £8,124.90 per annum, reviewed annually

**Ground rent:** £30 per annum, reviewed annually

**Local authority:** City of Westminster

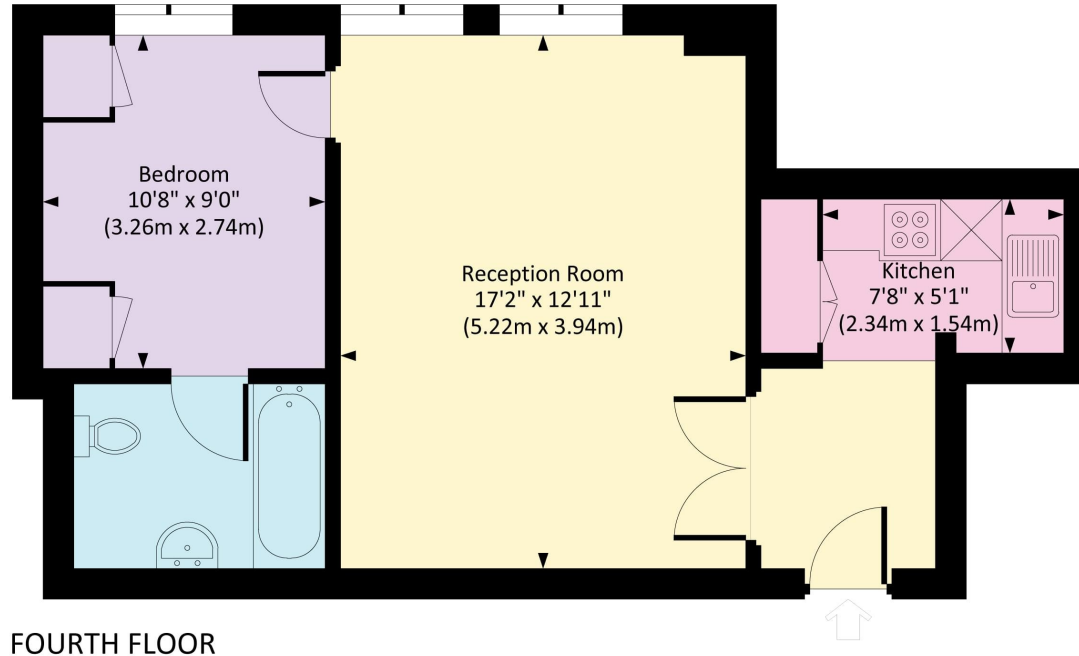
**Council tax band:** E





**Approximate Gross Internal Floor Area**  
**43.7 sq m / 470 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.



**FOURTH 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 July 2023. Photographs and videos dated July 2023.

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