

# Hallam Street, Marylebone **WIW**

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A well presented, bright apartment situated on the third floor of a sought-after portered block in Marylebone. It comprises two double bedrooms with built in wardrobes and en suite shower rooms, an additional guest WC and modern, open plan kitchen and reception room with a breakfast bar. The property further benefits from large windows and wood flooring.

Hallam Street is ideally located for the restaurants and boutique shops of Marylebone and Fitzrovia, and the green open spaces of Regent's Park. Excellent transport links from Regent's Park and Great Portland Street stations make it easy to get around London.



EPC  
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**Guide price:** £950,000

**Tenure:** Leasehold: approximately 89 years remaining

**Service charge:** £11,971 per annum, reviewed every year, next review due 2024

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** G

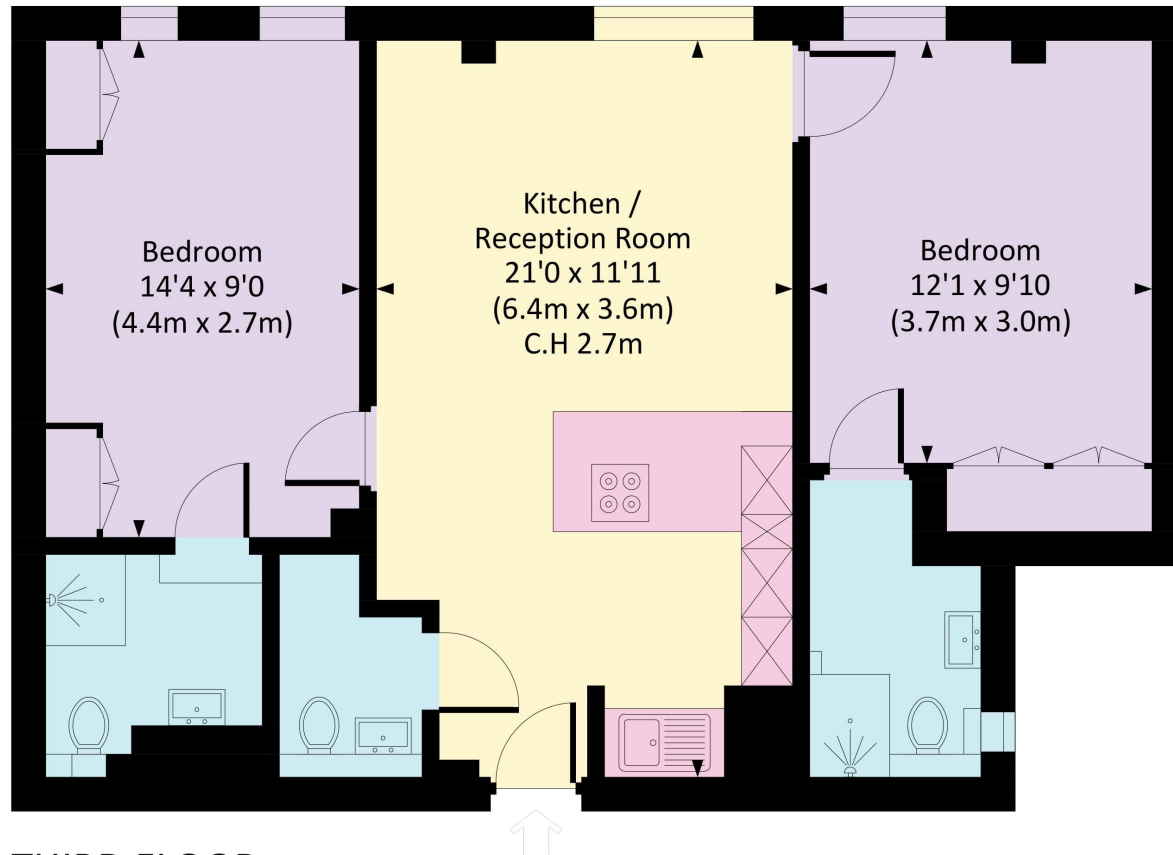




# HALLAM STREET, W1W

Approx. gross internal area  
640 Sq Ft. / 59.5 Sq M.

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 2023. Photographs and videos dated October 2023.

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