

Dorset Square, Marylebone NW1



MELCOMBE COURT

BALDWIN STREET NW1

MELCOMBE PLACE NW1



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This beautifully presented apartment is on the second floor of a sought-after period block, moments away from Marylebone station. This stylish home showcases a principal bedroom with an en suite bathroom, a second bedroom, an additional shower room, a bright reception/dining room with a gas fireplace, traditional bay windows, and access to the balcony. The property further benefits from wood floors and large windows allowing an abundance of natural light. Melcombe Court is ideally located for the shops and restaurants of Marylebone Village and the greenery of Regent's Park. Excellent transport links from Marylebone and Baker Street stations make it easy to get around London.



Guide price: £1,350,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

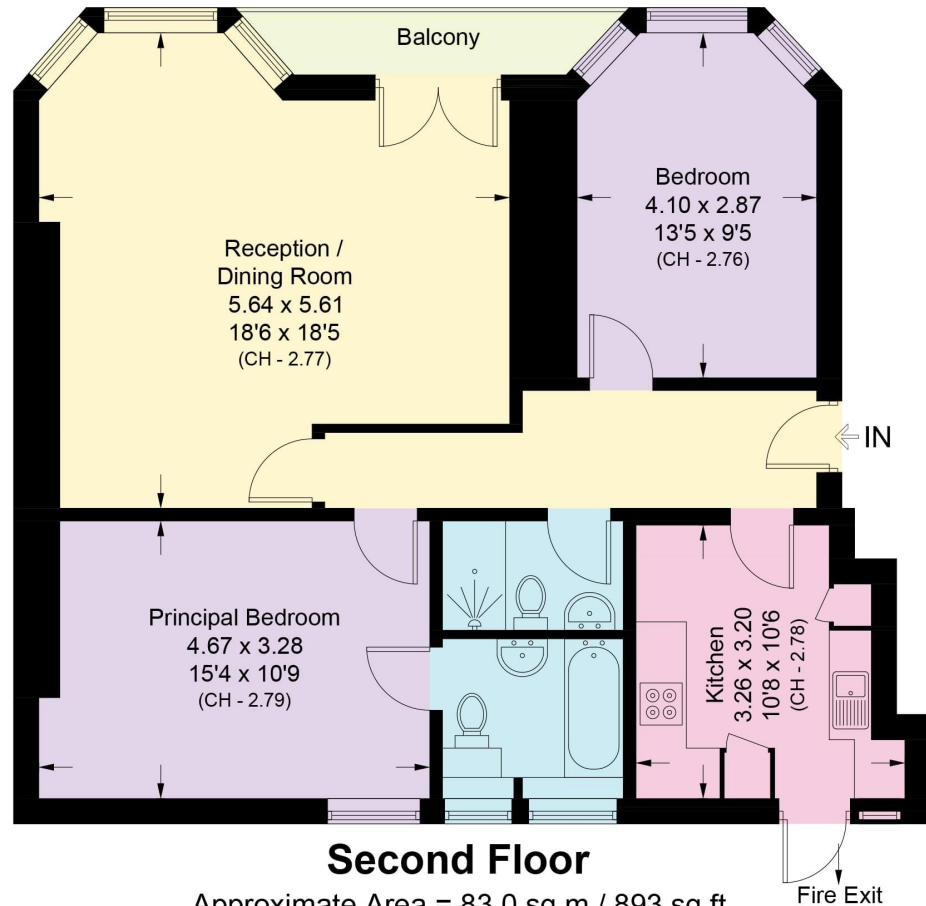
Service charge: Approximately £7,300 per annum, including sinking fund, reviewed every year, next review due 2024

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: F





Second Floor
 Approximate Area = 83.0 sq m / 893 sq ft
 Including Limited Use Area (0.3 sq m / 3 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.

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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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