



Hallam Street, Marylebone W1W



Hallam Street, Marylebone **WIW**

A beautifully presented apartment situated on the fourth floor of a prestigious portered block. This lovely home has been newly refurbished to excellent standards and offers 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. Hallam Street is ideally located for the boutique shops and restaurants of Marylebone, Fitzrovia and the green open spaces of Regent's Park. Excellent transport links from Regent's Park, Great Portland Street, and Oxford Circus stations make it easy to get around London. Please note that a mixture of CGIs and images have been used.



Guide price: £900,000

Tenure: Leasehold: approximately 894 years remaining

Service charge: £7,700 per annum, reviewed every year, next review due 2024

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: E

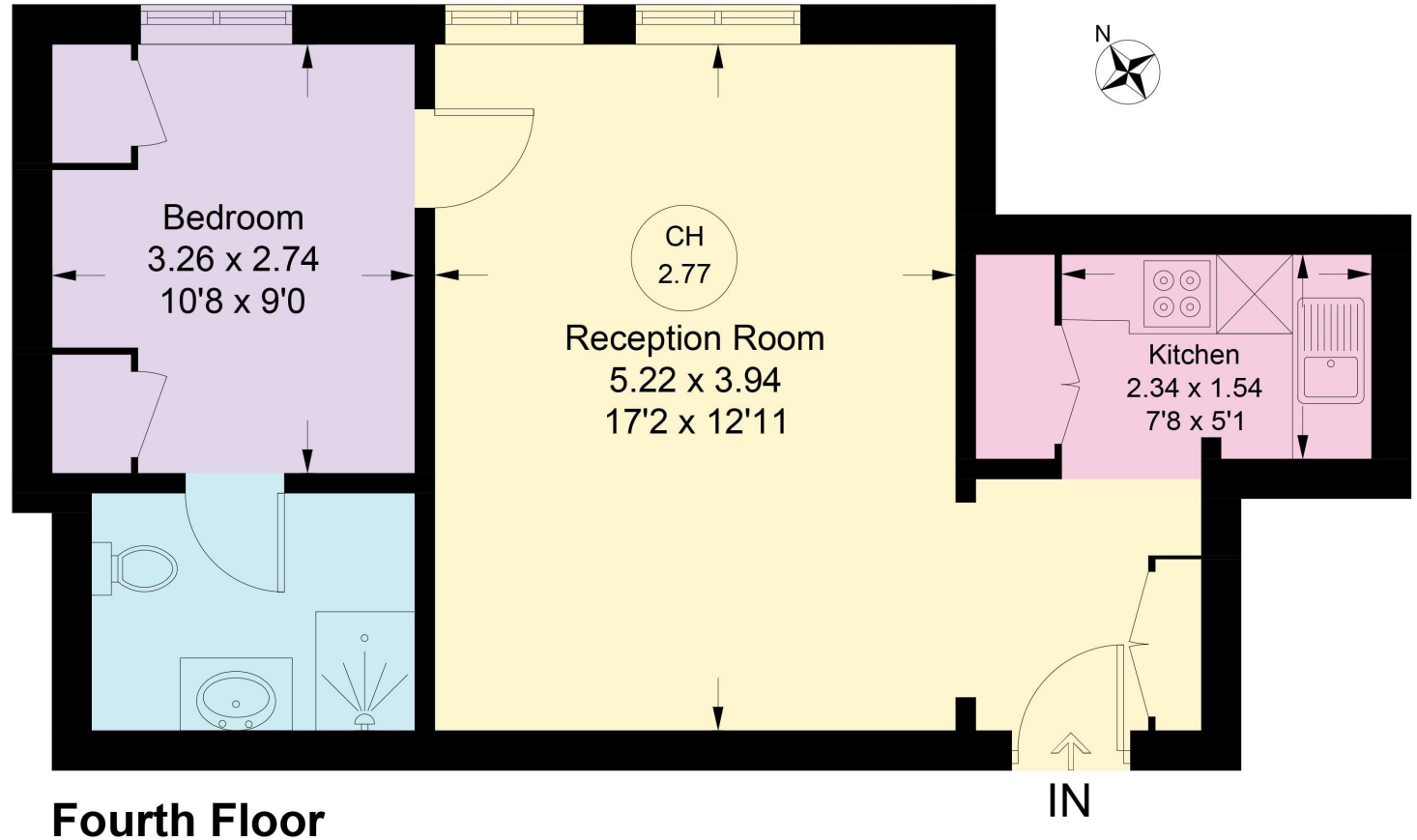




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Approximate Gross Internal Floor Area
43.7 sq m / 470 sq ft

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 2024. Photographs and videos dated July 2024.

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