

Hallam Street, Marylebone W1W



Hallam Street, Marylebone **WIW**

A stunning, bright apartment on the fifth floor of a sought-after, portered block in a highly regarded area of Marylebone. This home offers an excellent layout and well proportioned living space and accommodation. Entering the property, the hallway seamlessly flows into the fully integrated kitchen and the stylish reception room and dining area. The property comprises two spacious bedrooms with built in wardrobes and en suite bathrooms, and an additional guest WC. The property further benefits from wood and tiled flooring and high-quality finishes. Hallam Street is ideally located for the restaurants and boutique shops of Marylebone and Fitzrovia, whilst only moments away from the greenery of Regent's Park.



Guide price: £2,100,000

Tenure: Leasehold: approximately 894 years remaining

Service charge: Approximately £10,000 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

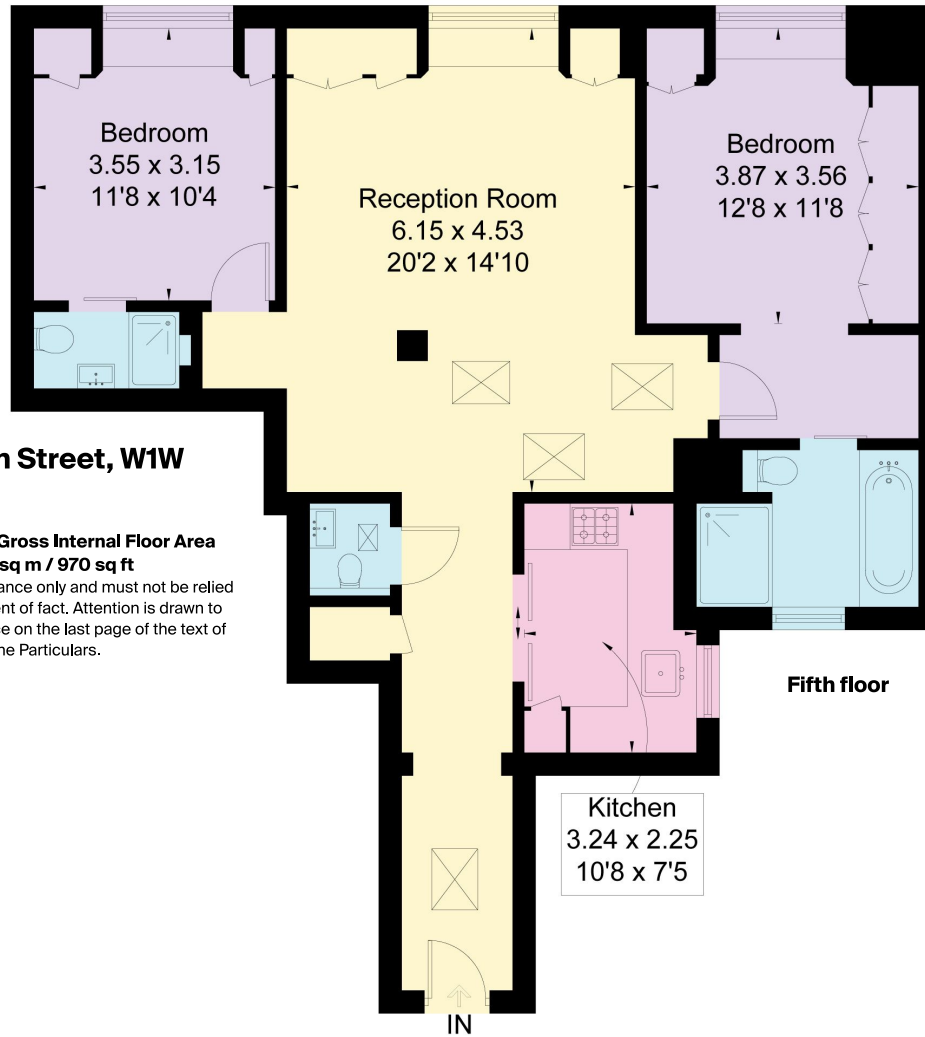
Local authority: City of Westminster

Council tax band: G









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**Approximate Gross Internal Floor Area
90.1 sq m / 970 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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