

Beaumont Street, Marylebone W1G



Beaumont Street, Marylebone **WIG**

A modern, refurbished apartment on the second floor of a purpose built block, moments away from Marylebone High Street. This home offers excellent proportions and high quality finishes throughout. It showcases two bedrooms with built in wardrobes, a family bathroom, a bright and spacious reception room featuring an electric fireplace and a separate, fully fitted kitchen. Residents of Waverley Court also benefit from lift access and access to the communal garden. Beaumont Street is ideally located for the world-class restaurants and boutique shops of Marylebone High Street, and is also near the transport links from Baker Street, Regent's Park, and Great Portland Street.



Guide price: £1,195,000

Tenure: Leasehold: approximately 119 years remaining

Service charge: £6,000 per annum, reviewed every year, next review due 2025

Ground rent: £40 per annum, fixed

Local authority: City of Westminster

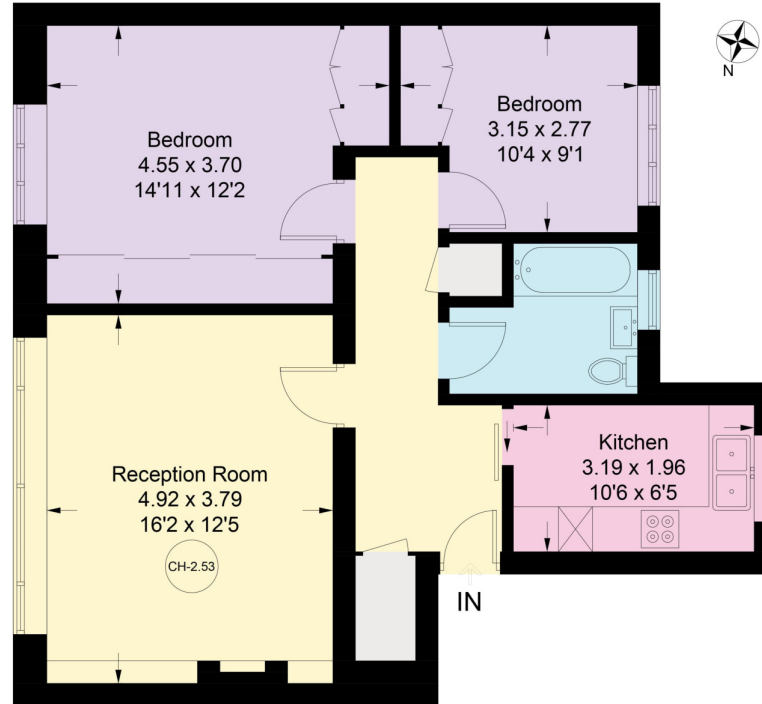
Council tax band: F



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Approximate Gross Internal Floor Area
66.3 sq m / 714 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.



Second 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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