



Old Marylebone Road  
London, NW1

£675,000

🛏️ 2 🚿 1 🏠 Flat/Apartment

**HOMESITE**

# Spacious two bedroom / two reception room apartment with balcony

## FULL DETAILS

A spacious third floor apartment (with lift) based in this popular portered building on the Old Marylebone Road. The property comprises of three double bedrooms, a large reception room with balcony, separate kitchen and a family bathroom. The property would benefit from updating. Superbly located for Marylebone and the West End and within easy access of the excellent transport links of Edgware Road, Marylebone and Paddington, including the Elizabeth line and the Heathrow Express. Regents Park and Hyde Park are also both easily accessible.

## PROPERTY FEATURES

- Third Floor with lift
- Three Double Bedrooms
- Reception Room with balcony
- Separate Kitchen
- Family Bathroom
- Wooden Floors
- approx. 812 sq. ft / 75 m2
- Council Tax Band E - Westminster

## PROPERTY INFO

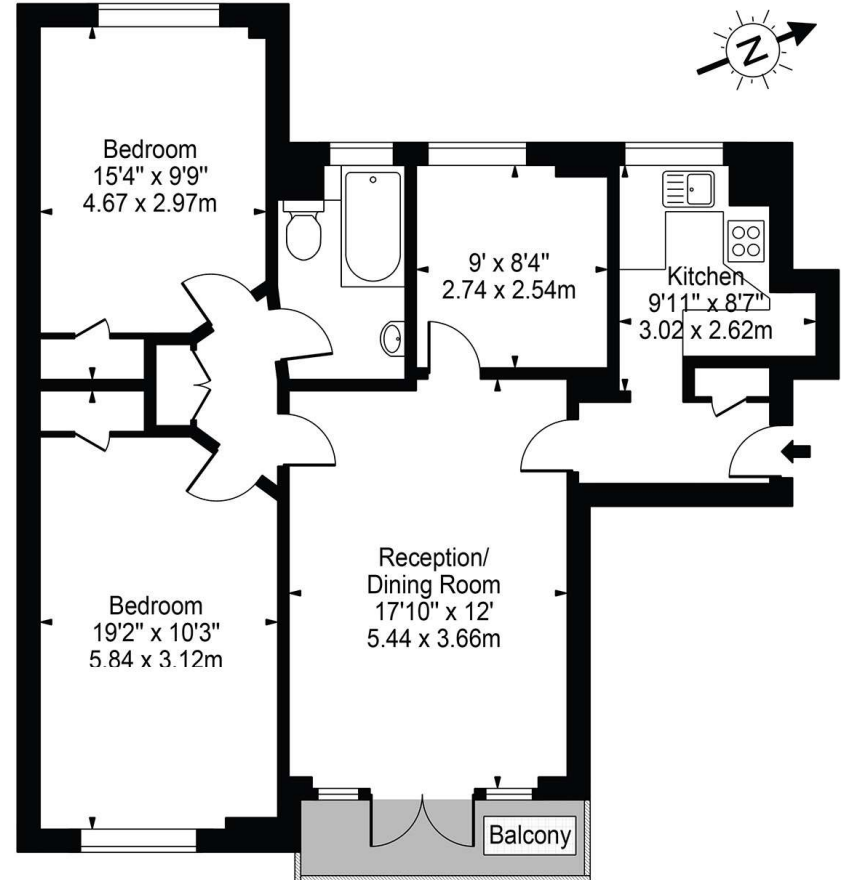
**TENURE**  
Leasehold

**SERVICE CHARGE**  
£4800.00 pa

**GROUND RENT**  
£40 pa

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wallace Court, NW1  
Approx. Gross Internal Area 812 Sq Ft - 75.44 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.