



Old Marylebone Road
London, NW1

£625,000

 2  1  Flat/Apartment

HOMESITE

Spacious third floor apartment with lift and 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 two/three double bedrooms, one/two reception rooms, 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

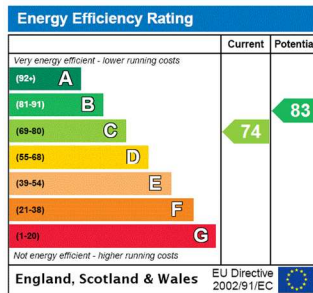
- Third Floor with lift
- Three Double Bedrooms
- Reception Room with balcony
- Separate Kitchen
- Family Bathroom
- Wooden Floors
- approx. 812 sq. ft / 75 m²
- Council Tax Band E - Westminster

PROPERTY INFO

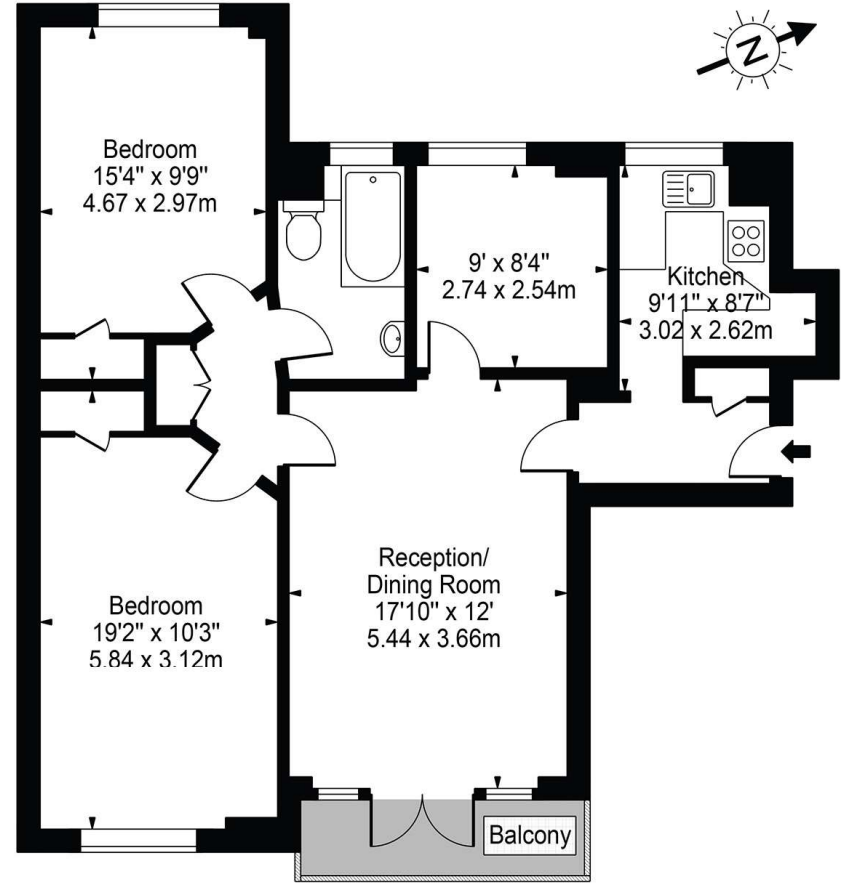
TENURE
Leasehold approx. 168 years remaining

SERVICE CHARGE
approx. £7,528.00

GROUND RENT
£40 pa



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.

*Tenant admin fee: 1 person (£100 + VAT), 2 people (£200 + VAT), 3 people (£250 + VAT), 4 people (£300 + VAT), Referencing: £30 per person, Renewal Agreement fee: £50 (including VAT). Typical deposit equal to 6 weeks rent and rent is paid in advance (normally monthly or quarterly). There will be a check out fee at the end of the tenancy, the price of which will depend on the size of the property. N.B. We have produced these sales particulars as a general guide. It is essential that you check with us before undertaking an inspection. We have not carried out a detailed survey of the property and have not tested the services, appliances or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Homesite. The vendor does not make or give and neither Homesite nor any person in their employment has the authority to make or give any representation or warranty whatever in relation to this property.