



A beautifully refurbished studio apartment situated in a popular period block in the heart of Marylebone

**Goodwood Court, 54-57 Devonshire Street, Marylebone, London, W1W**

£599,000 Leasehold approximately 94 years remaining



# A beautifully refurbished studio apartment situated in a popular period block in the heart of Marylebone

Open plan reception/bedroom • Kitchen • Bathroom • Third floor  
Lift • Resident caretaker • Service charge approximately £4,000  
pa • EPC = C

## Local Information

Goodwood Court is superbly located for the world class amenities of Marylebone and the West End, together with the greenery of both Hyde Park and Regent's Park. The transport links are excellent from nearby Great Portland Street (approximately 0.2 miles), Regents Park (approximately 0.3 miles), Baker Street (approximately 0.6 miles) and Edgware Road (approximately 1 mile) underground stations, Marylebone (approximately 0.9 miles) and Paddington (approximately 1.5 miles) train stations, and access to the West and Heathrow via the A40.

## About this property

A well-presented studio apartment located on the third floor of popular building on Devonshire Street, with a lift. The flat offers well balanced accommodation, and an abundance of natural light throughout. Further benefits include well-presented common parts and a resident caretaker.

## Tenure

Leasehold approximately 94 years remaining

## Energy Performance

EPC Rating = C

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.  
Telephone: +44 (0) 20 3527 0400.

**NB:** Please note property photographs were taken in 2017.





Goodwood Court, 54-57 Devonshire Street, Marylebone, London, W1W  
Gross Internal Area 377 sq ft, 35 m<sup>2</sup>



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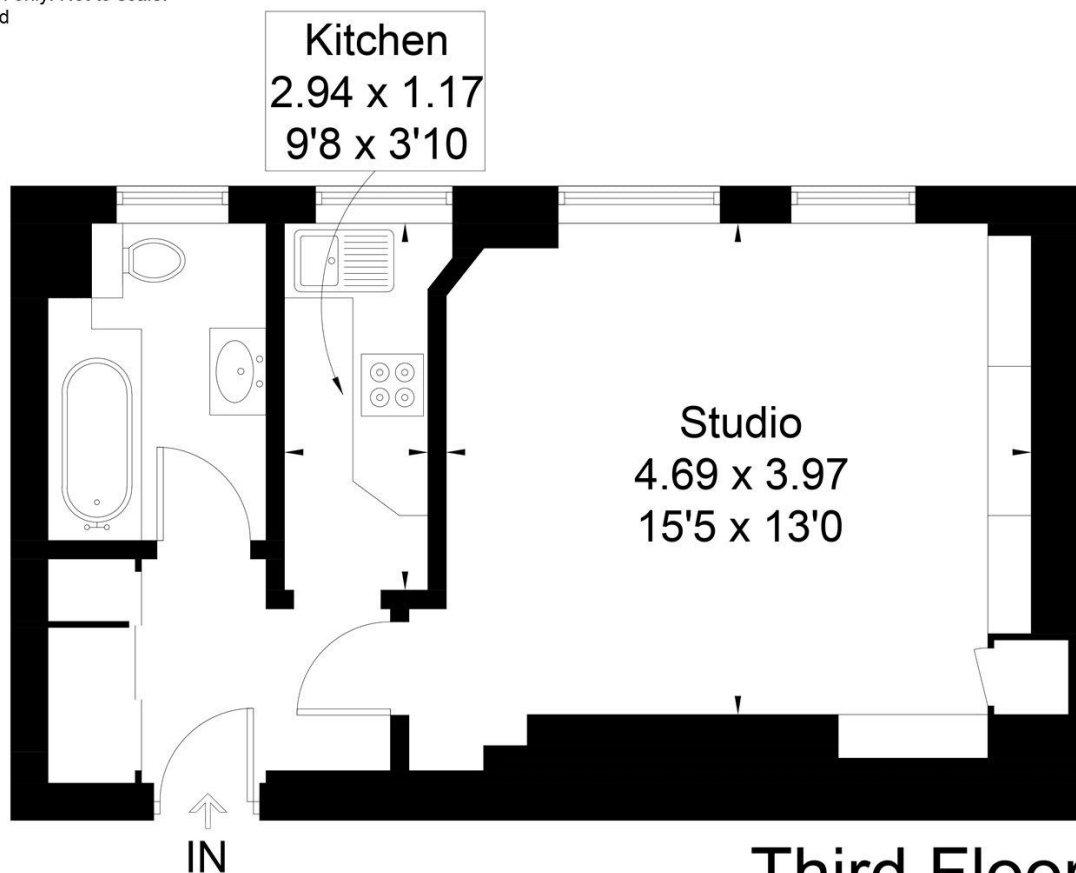
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## Devonshire Street, W1W

Gross Internal Area (approx) = 35 sq m / 377 sq ft

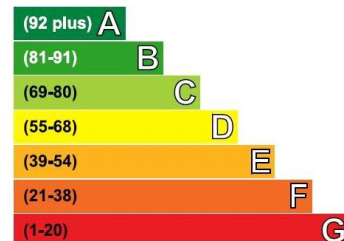
For identification only. Not to scale.

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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	79

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