



A well presented studio apartment situated on the first floor of a popular block in the heart of Marylebone.

**Beaumont Court, 38-40 Beaumont Street, London, W1G**

Guide price £425,000, Leasehold (approx. 93 years remaining)



# A well presented studio apartment situated on the first floor of a popular block in the heart of Marylebone.

Studio apartment • First floor • Open plan kitchen and living area • Vast amount of natural light • Modern shower room • Built in storage space • Lift access • Excellent location • Ground rent, Peppercorn • Service charge, £3,600 pa

## Local Information

Beaumont Court is superbly located within the heart of Marylebone Village just moments from the fashionable boutiques, restaurants and bars on Marylebone High Street, together with the greenery of Regent's Park.

The transport links are excellent from nearby Bond Street (approx 0.6 miles), Baker Street (approx. 0.6 miles) and Regent's Park (approx. 0.7 miles) underground stations, Marylebone (approx. 0.6 miles) train station, and access to the West and Heathrow via the A40.

## About this property

A well presented studio apartment situated on the first floor of a popular block in the heart of Marylebone. The accommodation comprises of a spacious studio room with an open plan kitchen and living area, benefitting from a vast amount of natural light, a modern shower room and built in storage space.

The property further benefits from lift access.

## Tenure

Leasehold

## 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.

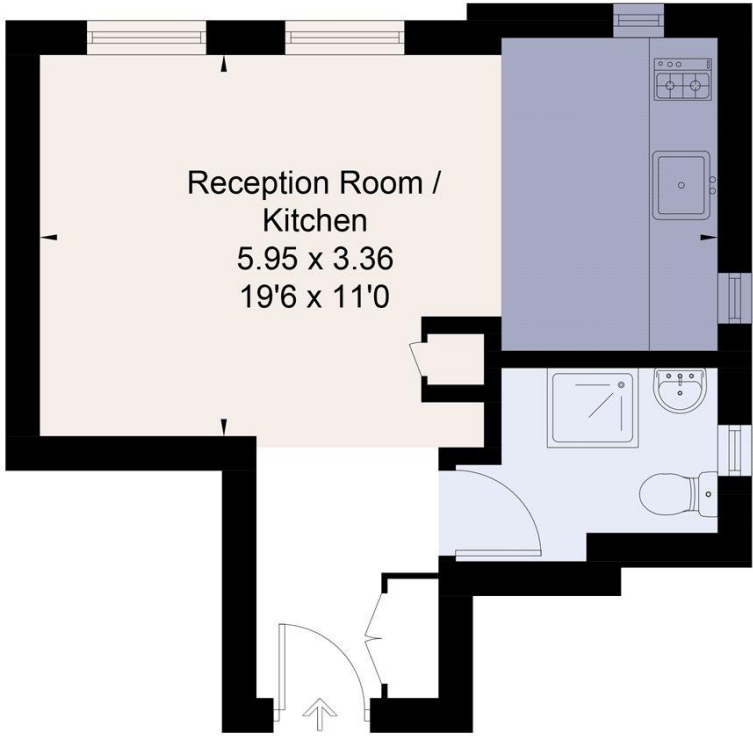







Beaumont Court, 38-40 Beaumont Street, London, W1G  
Gross Internal Area 284 sq ft, 26.4 m<sup>2</sup>

Approximate Area = 26.4 sq m / 284 sq ft  
For identification only. Not to scale.  
© Fourwalls Group



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 256879

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(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 

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20200629STRO

