



A fantastic two bedroom apartment, benefitting from a wealth of natural light, situated on the second floor of the superbly located Waverley Court.

**Waverley Court, 34-37 Beaumont Street, Marylebone, London, W1G**

Guide price £999,950, Leasehold (approximately 122 years remaining)





A fantastic two bedroom apartment, benefitting from a wealth of natural light, situated on the second floor of the superbly located Waverley Court.

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Beautiful apartment • Communal garden • Lift • Marylebone Village location • Second Floor • Service charge including sinking fund approximately £4,500 per annum • Ground rent peppercorn • EPC = C

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### Local Information

Waverley Court is superbly located just moments from the world class restaurants, shops and amenities of Marylebone High Street, Mayfair and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Baker Street (approximately 0.3 miles) and Regent's Park (approximately 0.3 miles) underground stations and Marylebone (approximately 0.8miles) train station, as well as access to the West and Heathrow via the A40.

### About this property

A fantastic two bedroom apartment, benefitting from a wealth of natural light, situated on the second floor of the superbly located Waverley Court development. The accommodation comprises of a well equipped kitchen, a spacious reception and dining room, two bedrooms with built-in wardrobes, and a bathroom. This property further benefits from a residents communal garden area and a lift.

### Tenure

Leasehold (approximately 122 years remaining)

### Local Authority

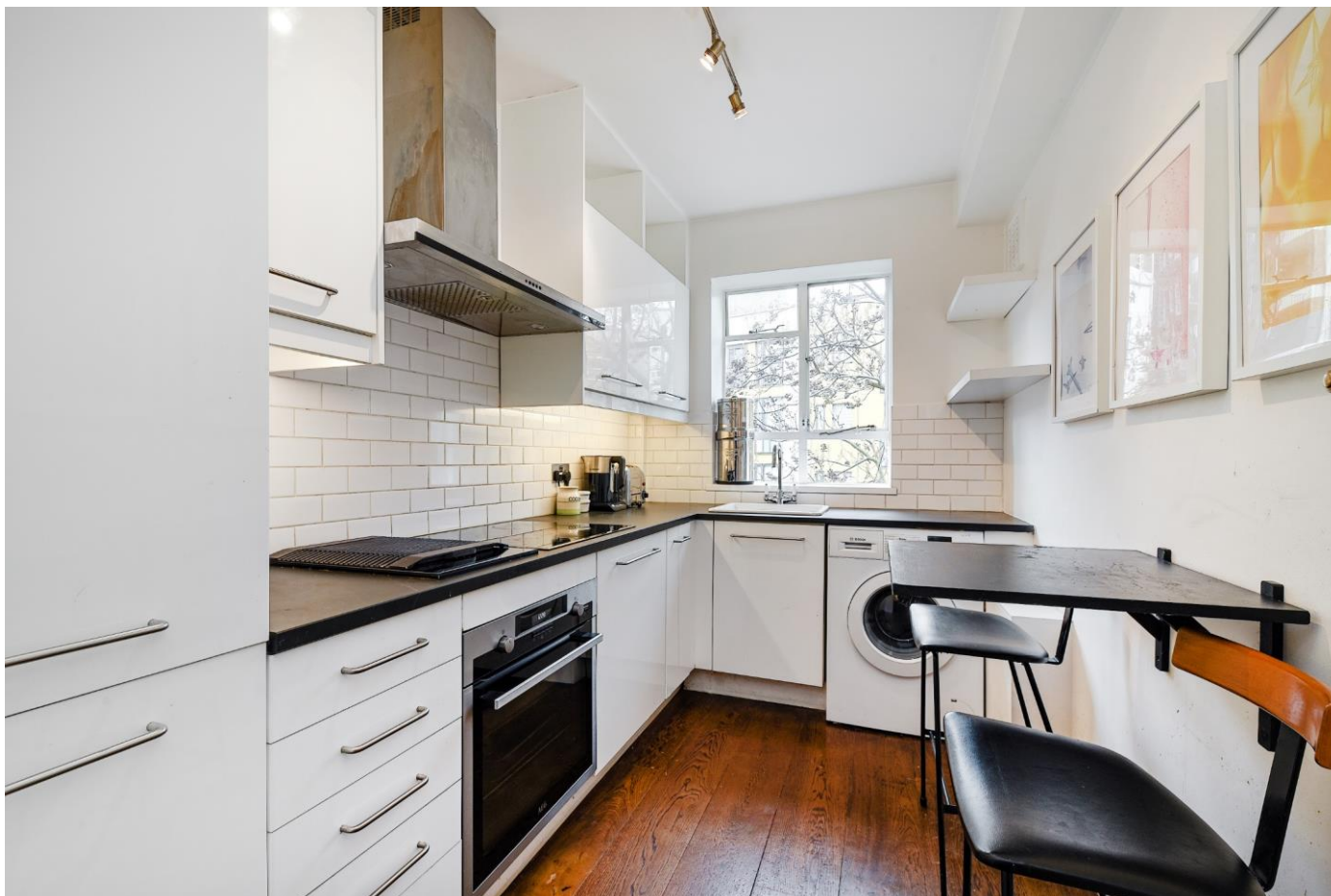
Westminster City Council

### 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.







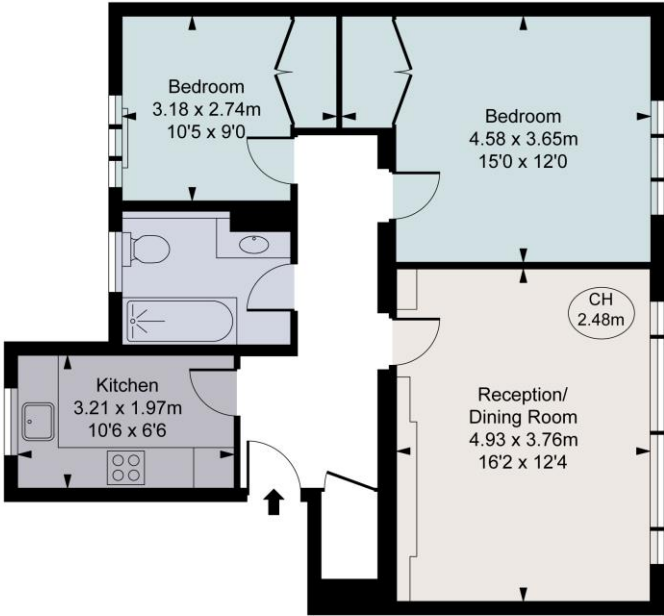


Waverley Court, 34-37 Beaumont Street, Marylebone, London, W1G  
Gross Internal Area 708 sq ft, 65.8 m<sup>2</sup>



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Waverley Court,  
Beaumont Street, W1G  
Approximate Gross Internal Area  
65.73 sq m / 708 sq ft  
( CH = Ceiling Heights )



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	83
(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	

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