



A charming two bedroom first floor apartment in the heart of Marylebone village.

Devonshire Street, Marylebone, London, W1G

Guide price £950,000, Leasehold (approximately 169 years remaining)

savills

A charming two bedroom first floor apartment in the heart of Marylebone village.

2 Bedrooms • Bathroom • Modern kitchen • Village location • Newly refurbished • Herringbone flooring • Service charge approximately £2,600 per annum • Ground rent peppercorn • EPC = D

Local Information

This flat 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 0.4 miles), Regent's Park (approximately 0.4 miles), Great Portland Street (approximately 0.5 miles), Bond Street (approximately 0.5 miles) and Oxford Circus (approximately 0.7 miles) underground stations. Marylebone (approximately 0.7 miles), Paddington (approximately 1.5 miles), Euston (approximately 0.9 miles) and King's Cross St Pancras (approximately 1.7 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

A charming two bedroom apartment located on the first floor of a purpose built block. The apartment benefits from well planned accommodation, after being meticulously renovated the apartment has a spacious open plan kitchen living area with a fully fitted kitchen, two double bedrooms and a bathroom. The apartment also benefits from a storage unit in the basement.

Tenure

Leasehold (approximately 169 years remaining)

Local Authority

Westminster City Council

Energy Performance

EPC Rating = D

Viewing

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

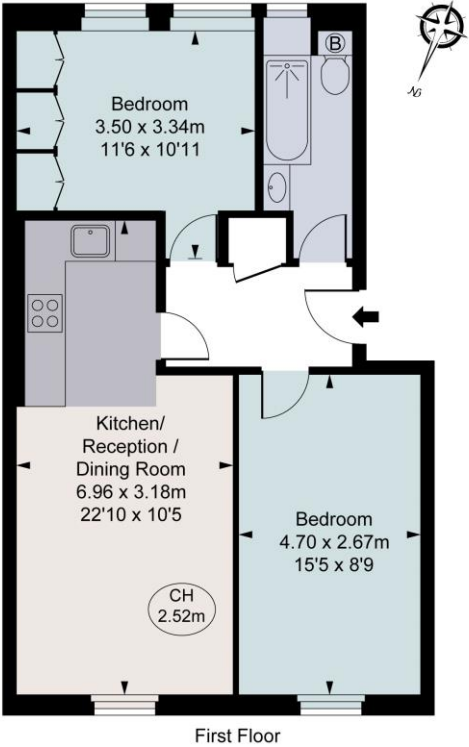




Devonshire Street, Marylebone, London, W1G
Gross Internal Area 567 sq ft, 52.7 m²

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Devonshire Street, W1G
Approximate Gross Internal Area
52.72 sq m / 567 sq ft
(CH = Ceiling Heights)



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		
(55-68) D	67	75
(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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