



**JEREMY JAMES**

**MELCOMBE PLACE, MARYLEBONE, LONDON, NW1**



**PRICE**  
£395,000

**TENURE**  
Freehold



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### DESCRIPTION

Regis court is perfectly placed for easy access to Marylebone mainline station, located to the front of the station away from the trains.

Accommodation in more detail comprises;  
Reception room with access to the roof terrace, Bedroom with access to the roof terrace, Kitchen, Bathroom, Entrance hall and a large roof terrace with ample room for entertaining and gardening.

### AMENITIES

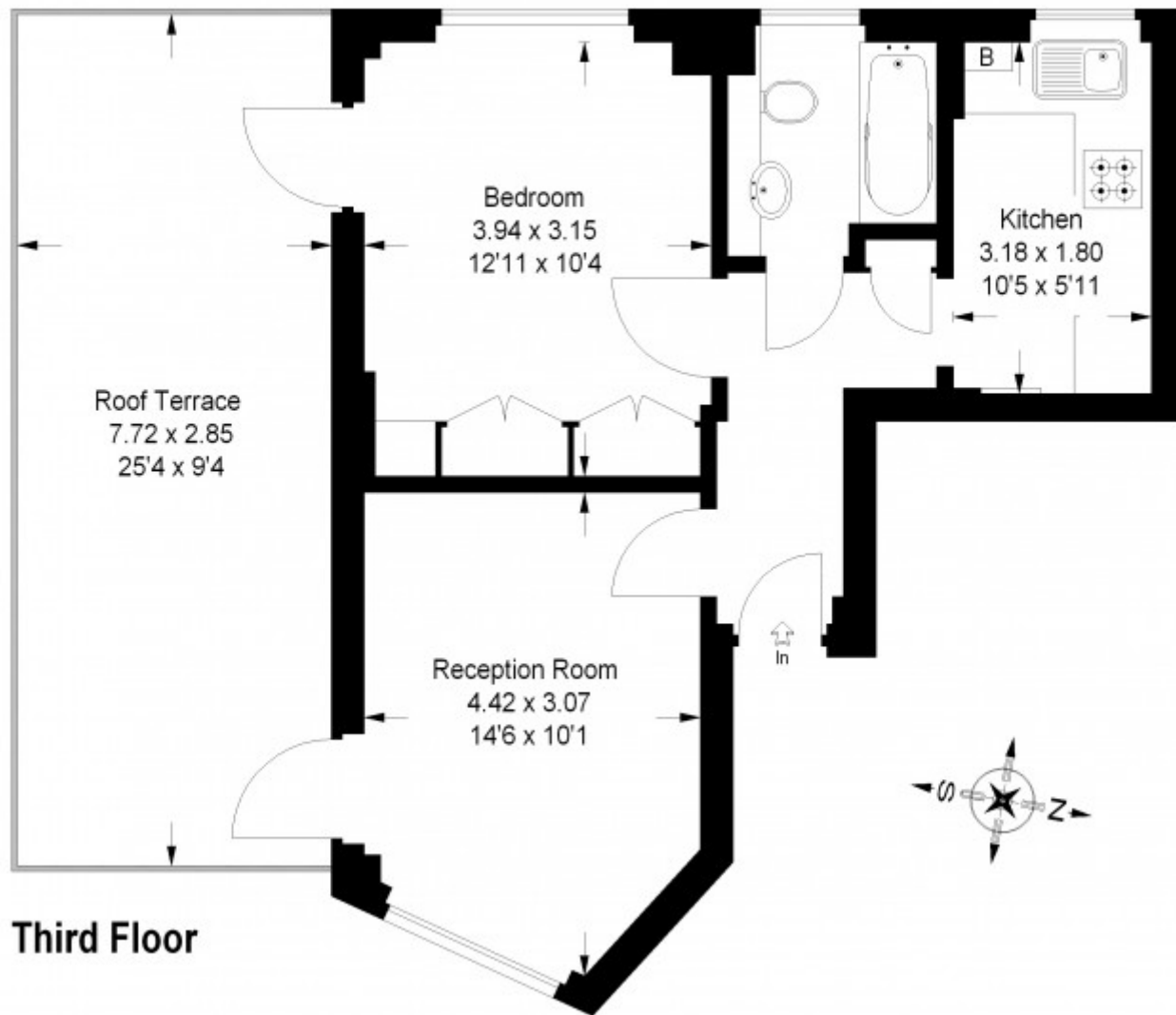
South facing private terrace

Passenger lift

Long leasehold

Light throughout - Excellent condition

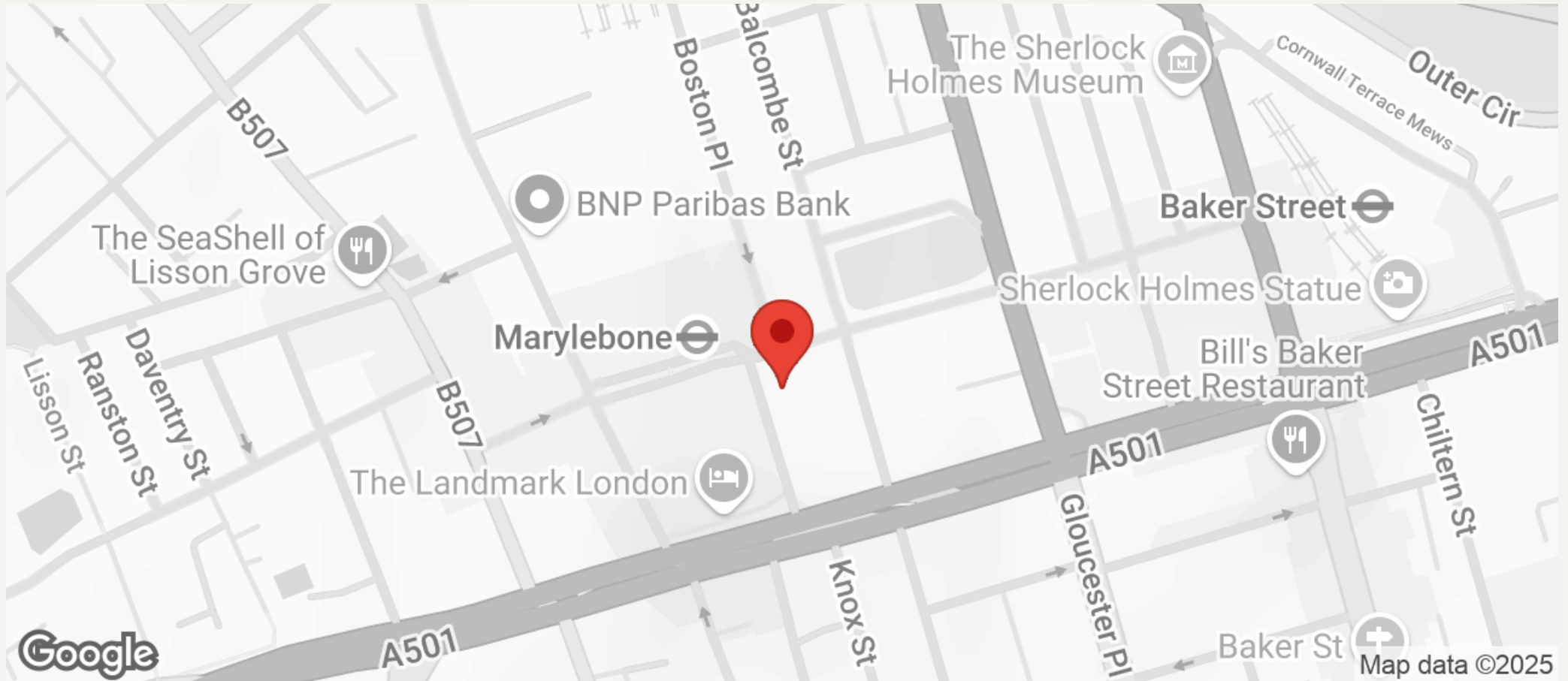
Approximate Gross Internal Area :- 41 sq mt / 441 sq ft





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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111

[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)