



**JEREMY JAMES**

**MAYBURY COURT, MARYLEBONE STREET, LONDON W1**



**PRICE**  
£695,000

**TENURE**  
Leasehold

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)



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### DESCRIPTION

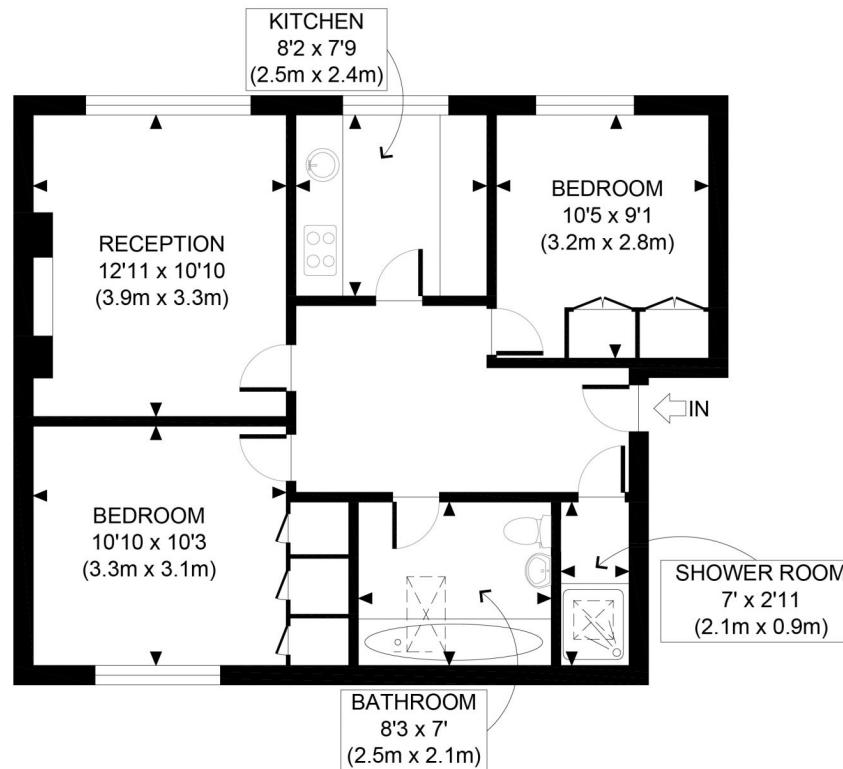
The building is located on the west side of Marylebone Street close to the junction with Weymouth Street. The building benefits from a communal garden. Bond Street and Baker Street underground stations together with the shopping facilities of Marylebone High Street are within close proximity. The open spaces of Regents Park are also nearby. Resident parking permit available subject to necessary consent.

### AMENITIES

- 2 bedrooms
- Passenger Lift
- Caretaker
- Access to communal gardens
- Independent gas central heating
- Top Floor
- Approximately 44 years remaining on the lease

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FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 637 SQ FT

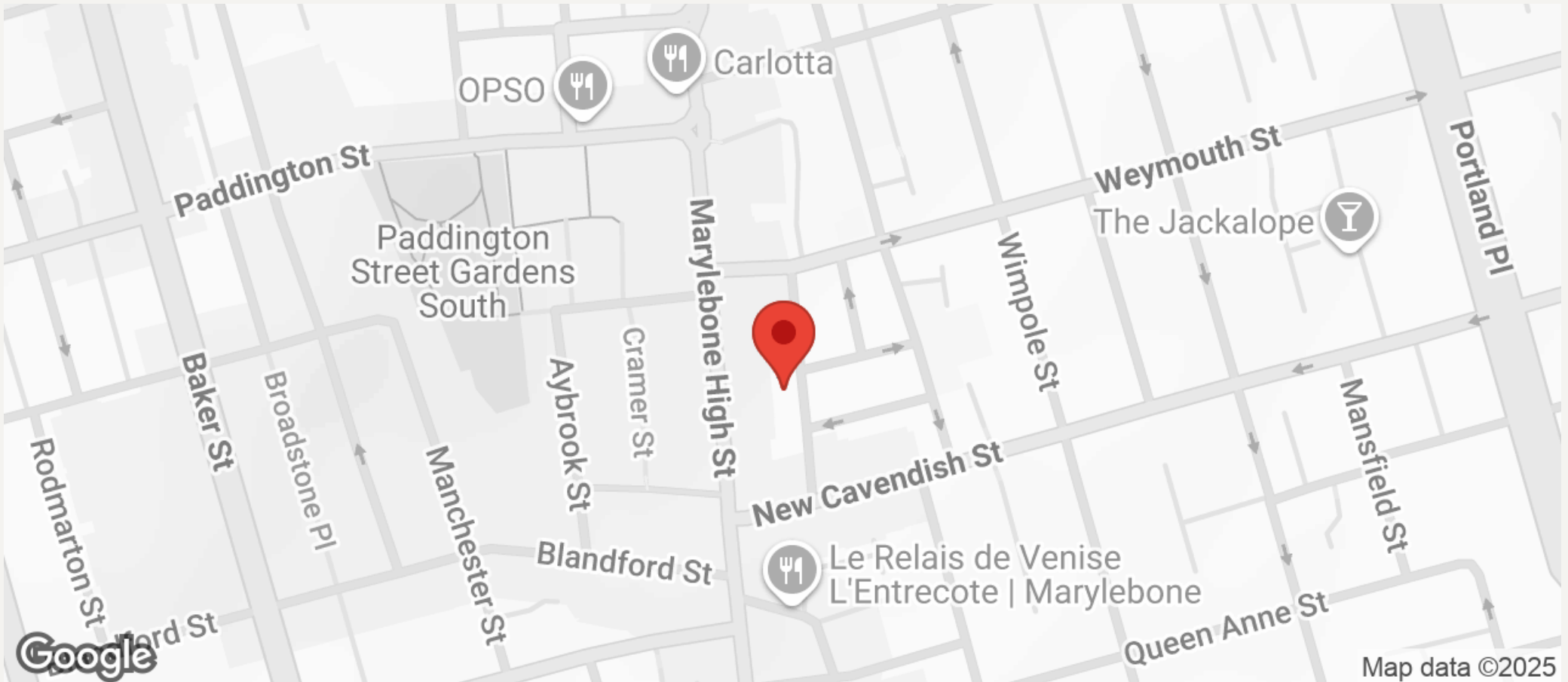
APPROX. GROSS INTERNAL FLOOR AREA 637 SQ FT / 59 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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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.

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