



**JEREMY JAMES**

**HALLAM STREET, MARYLEBONE, LONDON, W1**



**PRICE**  
£169,000

**TENURE**  
Freehold

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## DESCRIPTION

This well kept portered building is ideally situated in a quiet cul de sac at the Northern end of Hallam Street, close to Great Portland Street tube station, Regents Park and a short walk from Marylebone High Street.

Accommodation in more detail comprises;  
Large studio room with ample built in storage, large bathroom and a Kitchen.

The apartment might be in need of modernisation and has a slightly set back position which makes it very quiet and enjoys a bright east aspect.

The exact lease term is 42 years from the 24 June 1981.

## AMENITIES

Studio room with potential

Short lease

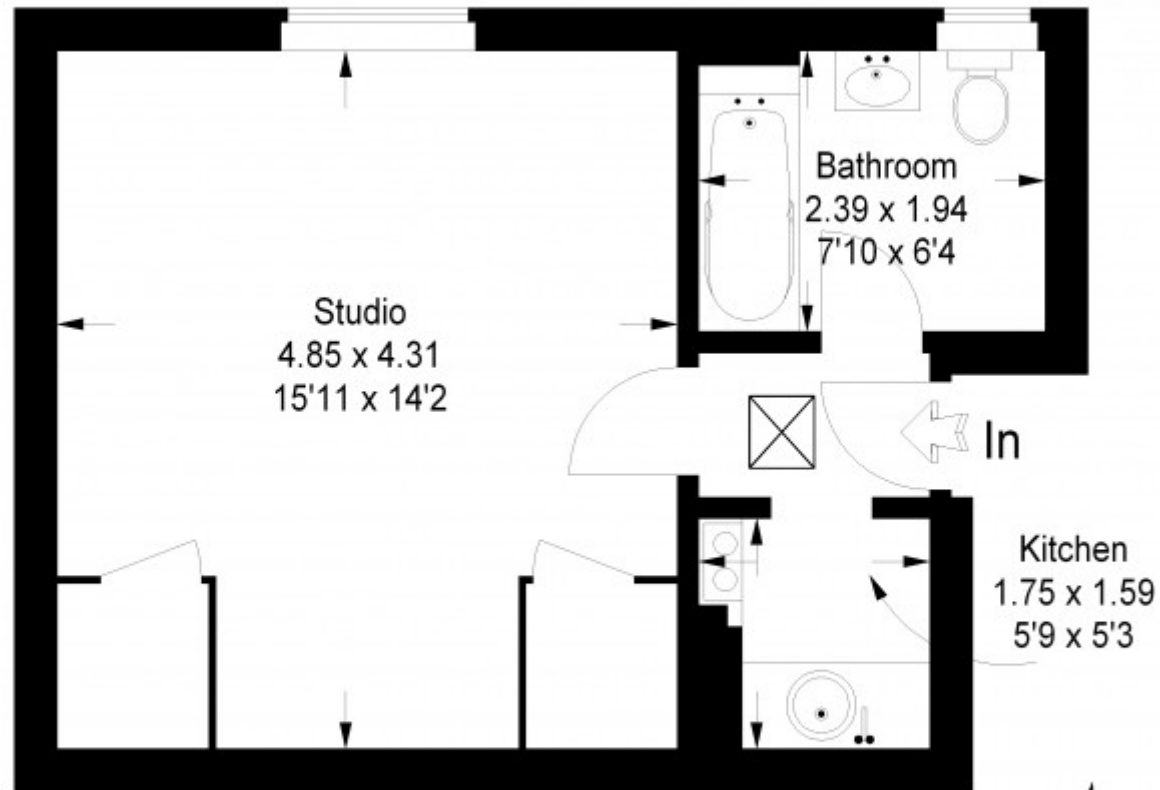
Passenger lift and potorage

Communal heating and hot water

Quiet set back position with no apartment above

# Hallam Street, W1

Approx . Gross Internal Area :- 31 sq mt / 334 sq ft



**Fifth Floor**

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Disclaimer:

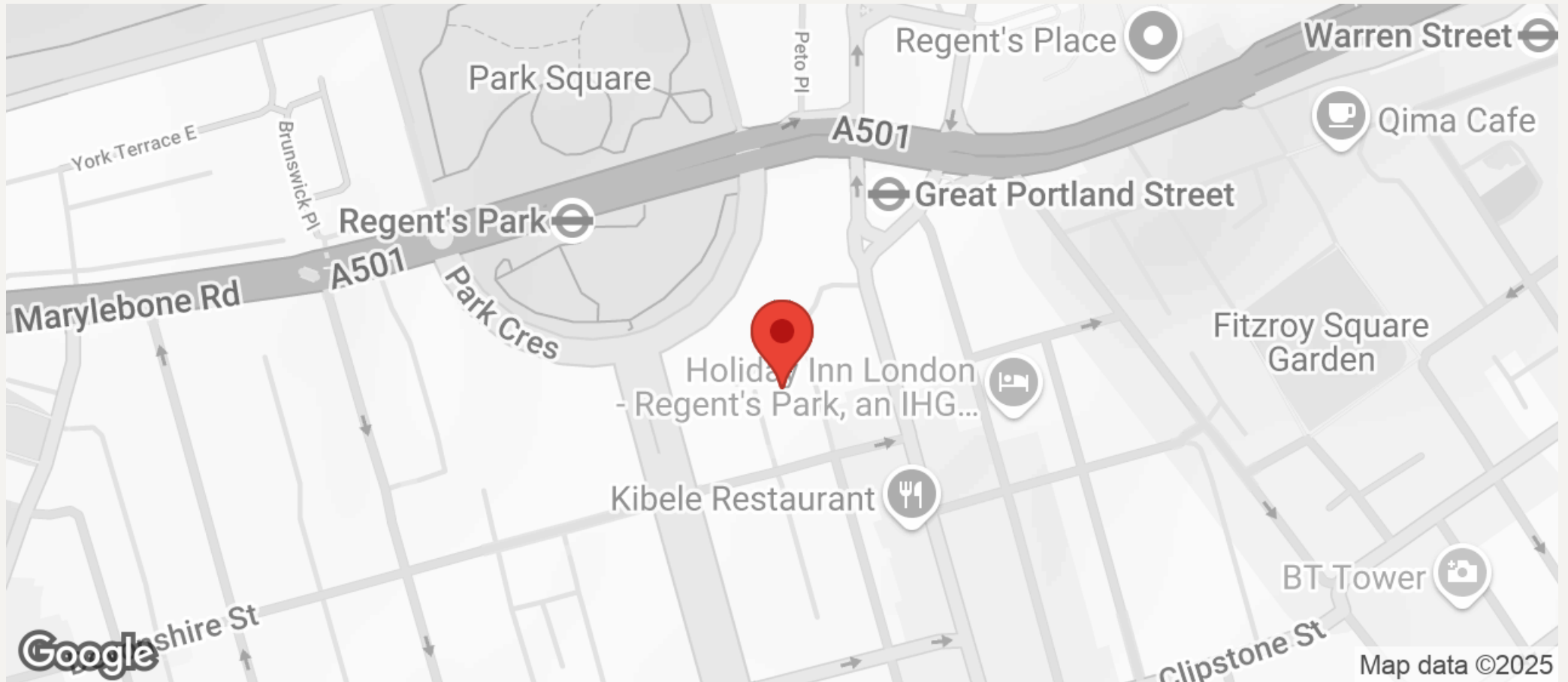
This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to structural walls where possible or to where indicated by arrow heads.





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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 they 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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