



JEREMY JAMES

HALLAM STREET, MARYLEBONE, LONDON W1



**PRICE**  
£1,100,000

**TENURE**  
Leasehold

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London,  
W1G 9TS

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### DESCRIPTION

The property comprises of two double bedrooms both with built in wardrobes, bathroom, kitchen and reception room. The apartment benefits from a south facing roof terrace with superb views of Regents Park and Central London. The apartment has an added benefit of an basement storeroom, onsite portage/concierge and a lift in the building.

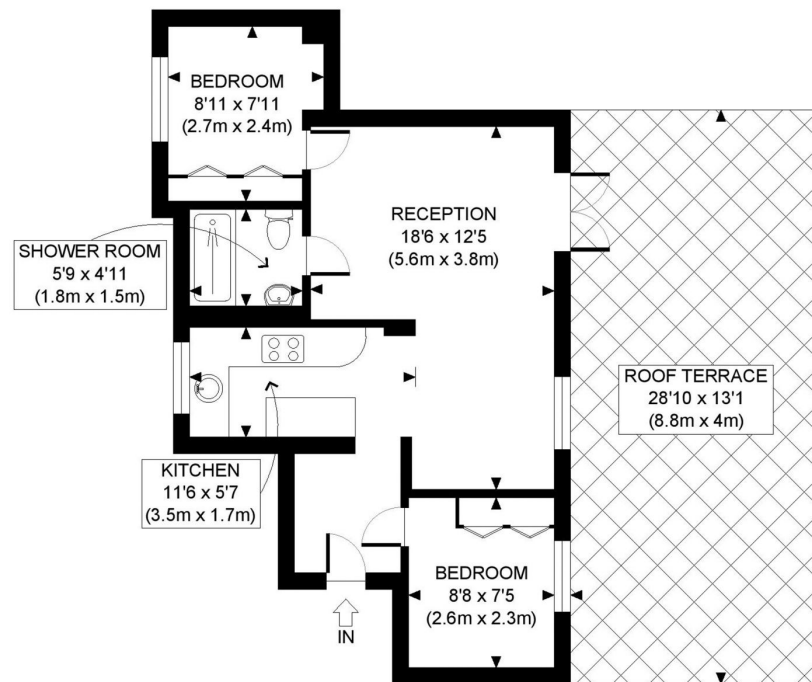
Located on Hallam Street, the flat is well located for the world class amenities of Marylebone, Fitzrovia and the West End. The transport links are excellent from nearby Regent's Park, Great Portland Street and Oxford Circus underground station, Marylebone and Euston train stations, and access to the West and Heathrow via the A40.

### AMENITIES

Top Floor  
Roof Terrace  
Store Room  
Penthouse  
2 bedrooms

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SEVENTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 481 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 481 SQ FT/ 45 SQM

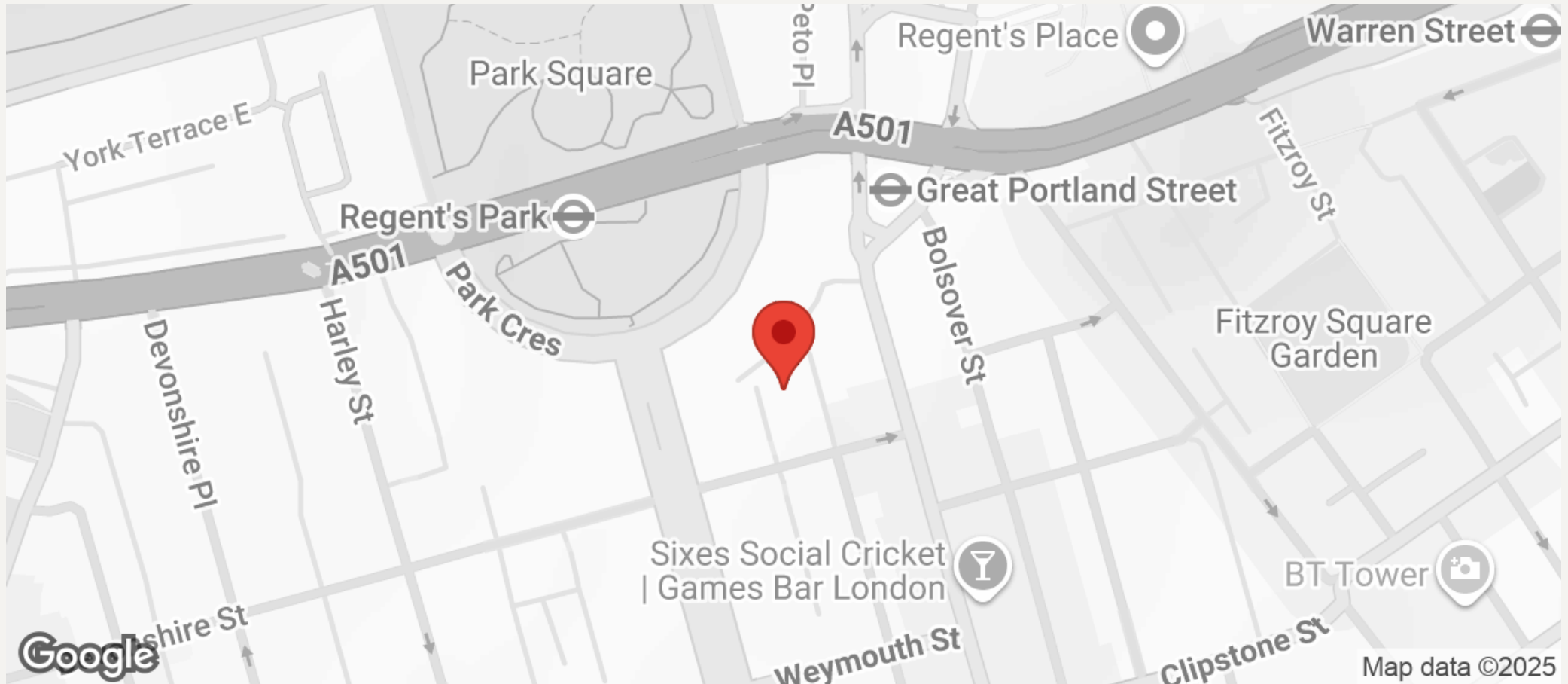
**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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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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