



**JEREMY JAMES**

**MARYLEBONE STREET, MARYLEBONE VILLAGE, LONDON, W1**



**PRICE**  
£735,000

**TENURE**  
Freehold



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### DESCRIPTION

Marylebone Street runs parallel to Marylebone High Street between New Cavendish Street and Weymouth Street, ideally situated for Marylebone's numerous shops and restaurants. Bond Street and Baker Street tube stations are within close proximity and Regents Park is also nearby.

In more detail the accommodation comprises; West facing reception room with bay window, Master bedroom with stylish en-suite bathroom and large storage cupboards, Second double bedroom, Third bedroom or study, Shower room and a kitchen.

### AMENITIES

Period property with bay windows

Immaculate condition

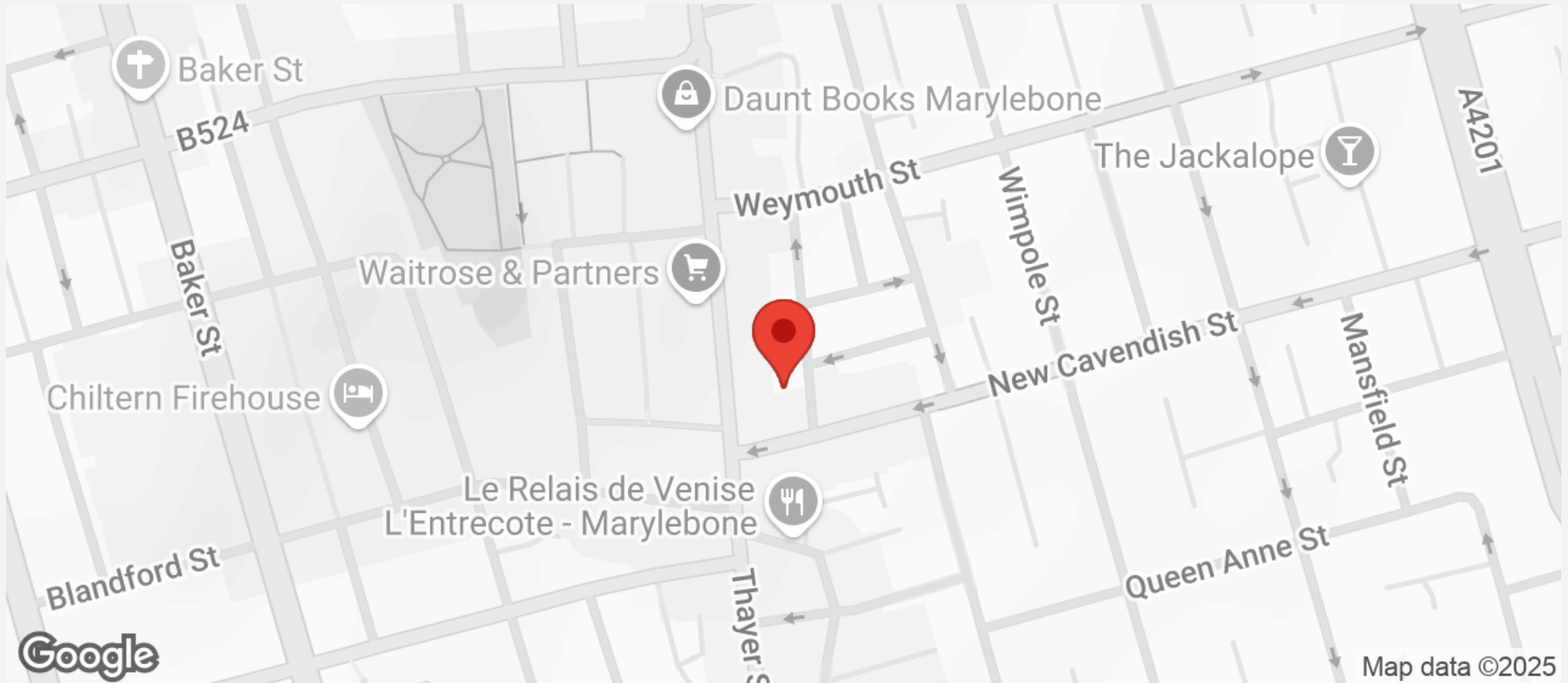
Short lease of 23 years

Lease extension application possible



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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.

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111

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