



# JEREMY JAMES

KINGSLEY LODGE, 13 NEW CAVENDISH STREET, MARYLEBONE, LONDON, W1G



**PRICE**  
£1,250,000

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
F



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### DESCRIPTION

This penthouse apartment is approximately 716 sq ft (67 sq m) located on the fifth floor served by a passenger lift. The property comprises of entrance hall, reception room, bedroom and terrace balcony which you can access via the reception room. The building benefits from a day porter.

Kingsley Lodge is located moments from Marylebone High Street moments away from Bond Street and Oxford Circus underground stations together with access to the A40/M40 are within close proximity. The open spaces of Regents Park are also nearby.

### AMENITIES

Top Floor with lift

Terrace

One bedroom

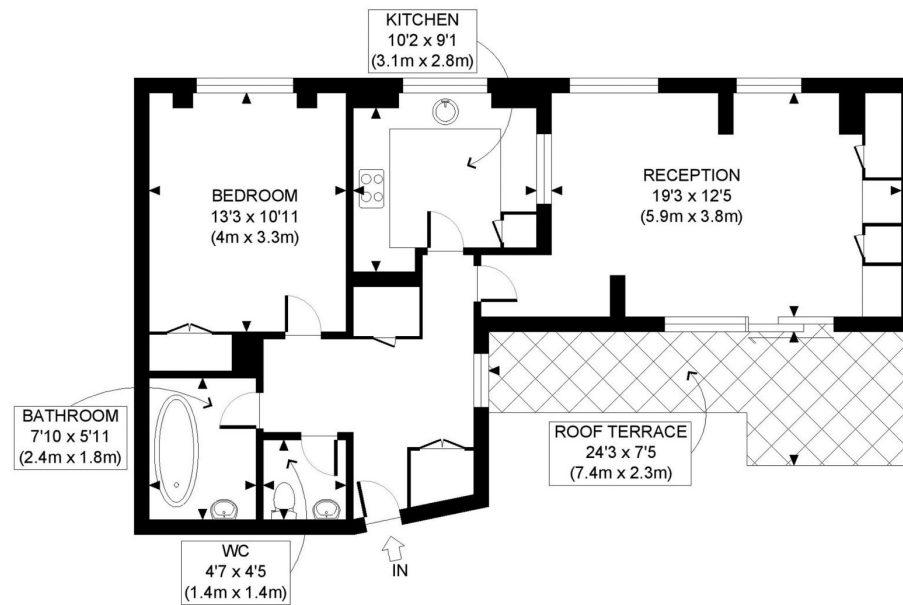
Moments from Marylebone High Street

Council Tax: Westminster Band F

Lease approximately 169 years

EPC: D

Service Charge: approximately £4,240.90 per annum



FIFTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 716 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 716 SQ FT/ 67 SQM

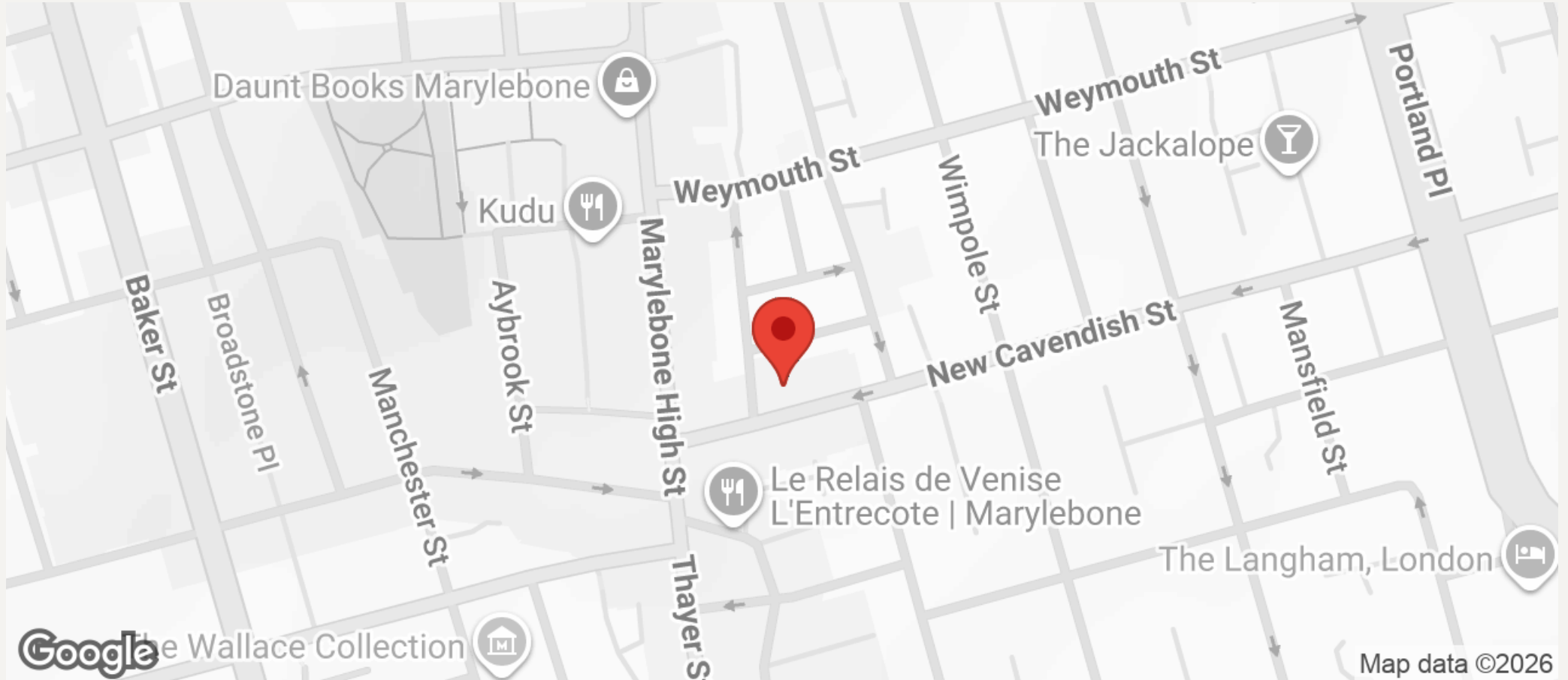
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. 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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