



**JEREMY JAMES**

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



**PRICE**  
£1,350,000

**TENURE**  
Share of Freehold

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX BAND**  
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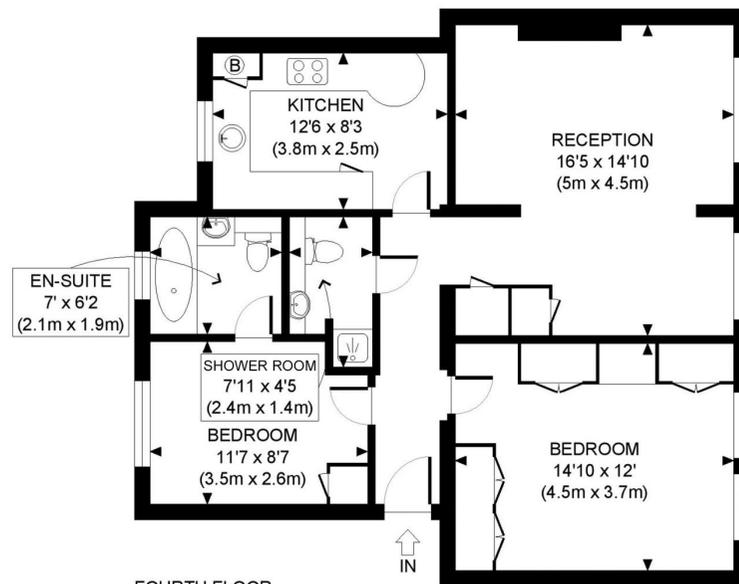


### DESCRIPTION

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.

### AMENITIES

- 2 Bedrooms
- Passenger Lift
- 2 Bathrooms
- Share of Freehold
- Communal garden
- Day Porter



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 786 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 786 SQ FT/ 73 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 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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