



JEREMY JAMES

DEVONSHIRE PLACE, MARYLEBONE VILLAGE, LONDON W1G



PRICE

£1,150,000

TENURE

Leasehold

33 New Cavendish Street  
London,  
W1G 9TS

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### DESCRIPTION

This first floor apartment is approximately 856 sq ft (80 sq.m) and benefits from a terrace, comprising of 2 bedrooms, bathroom, reception room, kitchen.

Devonshire Place is conveniently located moments from Marylebone High Street together with the open spaces of Regents Park. The building is located on the west side of Devonshire Place close to the junction with Devonshire Street. Transport links can be found from a number of nearby underground and train stations (Baker Street, Bond Street and Regents Park), as well as access to the Marylebone Road, A40 and M40.



### AMENITIES

Terrace

First Floor

Passenger Lift

In the heart of the Marylebone Village

Leasehold: approximately 35 years remaining

Ground Rent: £150 per annum

Service Charge approximately £6,278.92 per annum

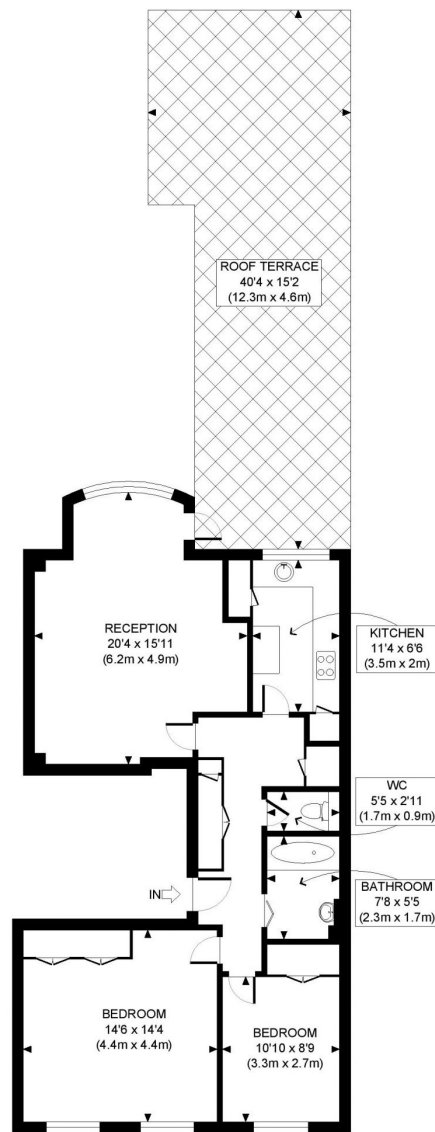
Westminster Council: Band G

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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 856 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 856 SQ FT/ 80 SQM

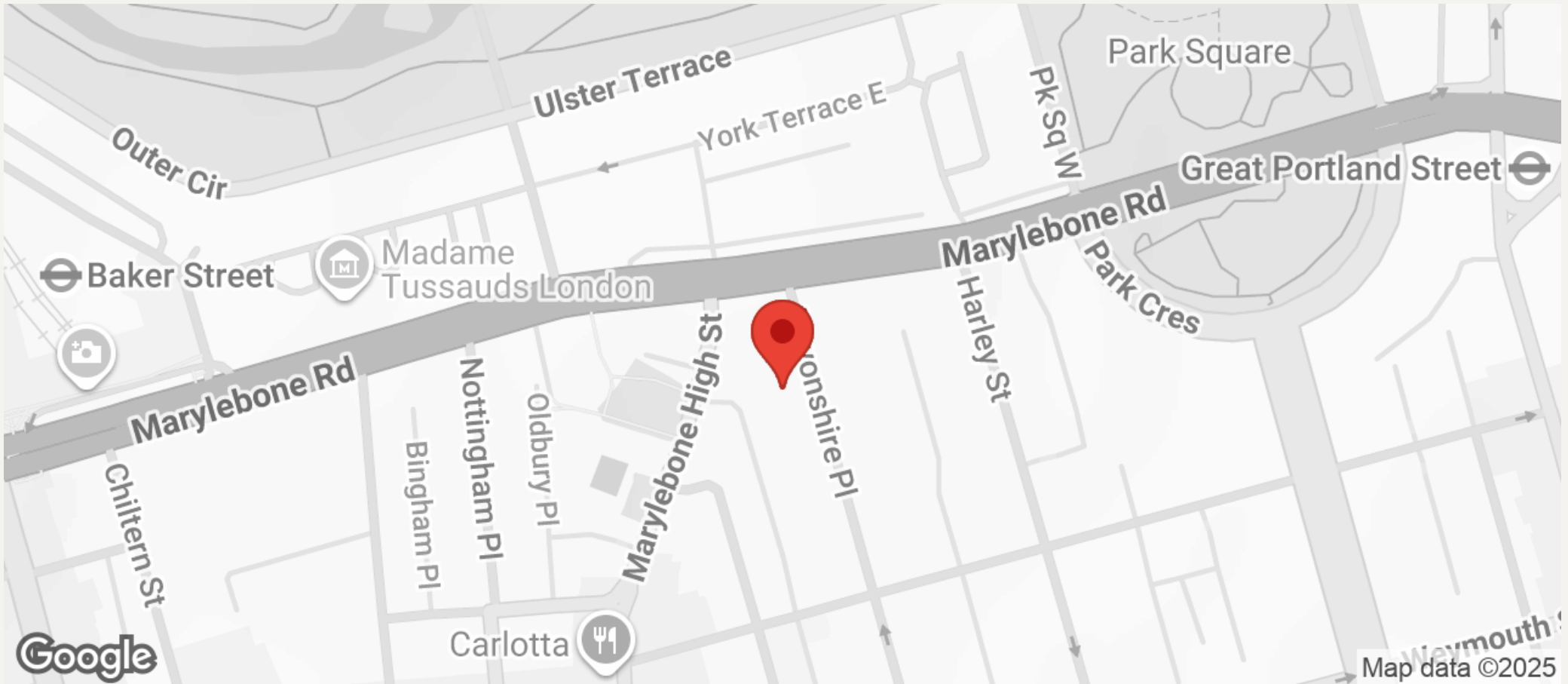
**PROPERTY PHOTO PLANS**.CO.UK  
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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, 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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