



MARYLEBONE HIGH STREET

LONDON, W1U

£200,000
LEASEHOLD

SHORT LEASE 3 YEARS REMAINING.

CASH BUYERS ONLY.

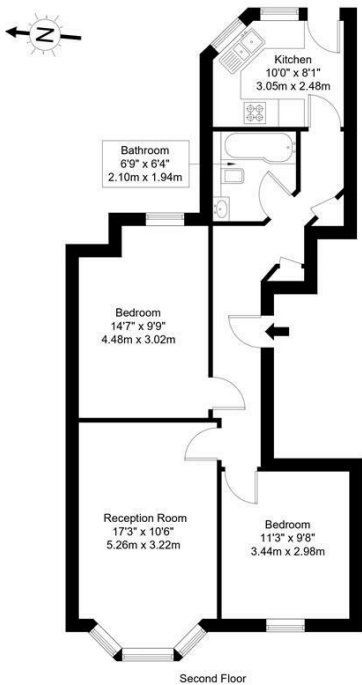
SUITABLE FOR INVESTORS WITH EXPERIENCE IN EXTENDING LEASES.

A fantastic opportunity to own a stylish 2-bedroom, 1-bathroom flat in the heart of prestigious Marylebone. This well-proportioned property offers a bright living space, a practical kitchen, and comfortable bedrooms – perfect for first-time buyers or investors.

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Marylebone High Street, W1U 4PN

Approx Gross Internal Area = 61.93 sq m / 667 sq ft



Ref :

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P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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