



Apartment

**Daventry Street
Marylebone
London
NW1 6TD**

£449,500

Council Tax Band: D

FEATURES

- Superb location
- Bright apartment
- Principal bedroom with an en-suite bathroom
- Separate WC
- Low outgoings



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1 Bedroom Apartment located in London

A rarely available opportunity to purchase a delightful, 1 bedroom property located in this quiet enclave of Marylebone. The apartment is located on the 1st floor of this attractive red brick building and measures in the region of 400 sq ft (37.2 Sq M). The wonderfully light property offers a spacious reception room with high ceilings, feature fireplace and a large window, leading through a well-planned fitted kitchen. Furthermore there is a generous bedroom with built in wardrobes and a en-suite bathroom and a separate guest WC.

Daventry Street is set within a convenient position with both Marylebone Train Station and Edgware Road Station being circa 0.2 miles away and the wide, green open spaces of Regents Park being circa 0.6 miles away.

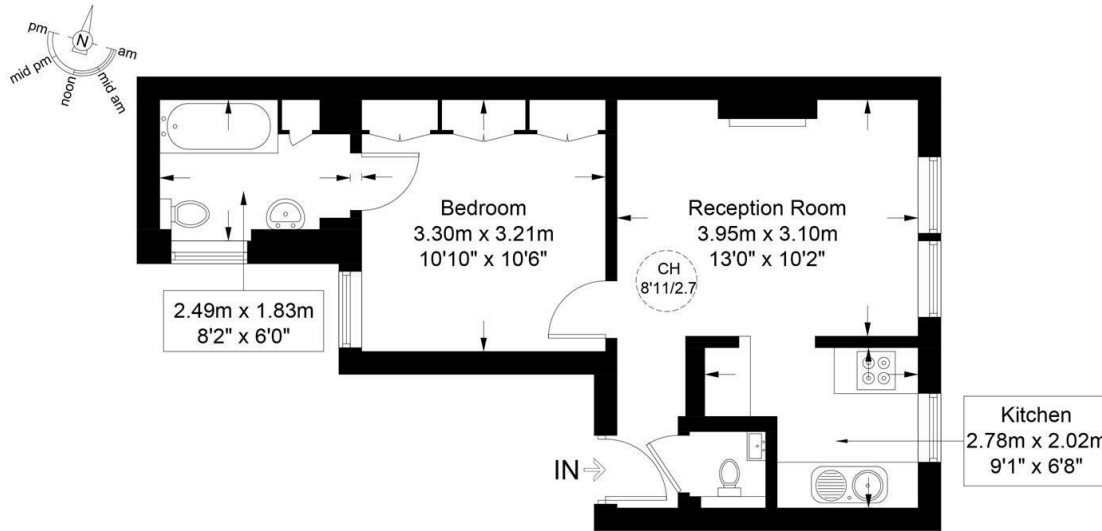
The property would make an ideal first time buy, pied – a – terre or a rental investment.

Leasehold - 91 Years Remaining



Daventry Street, NW1

Approximate Gross Internal Area = 400 sq ft / 37.2 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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 are advised to recheck the measurements.

