



Swan House

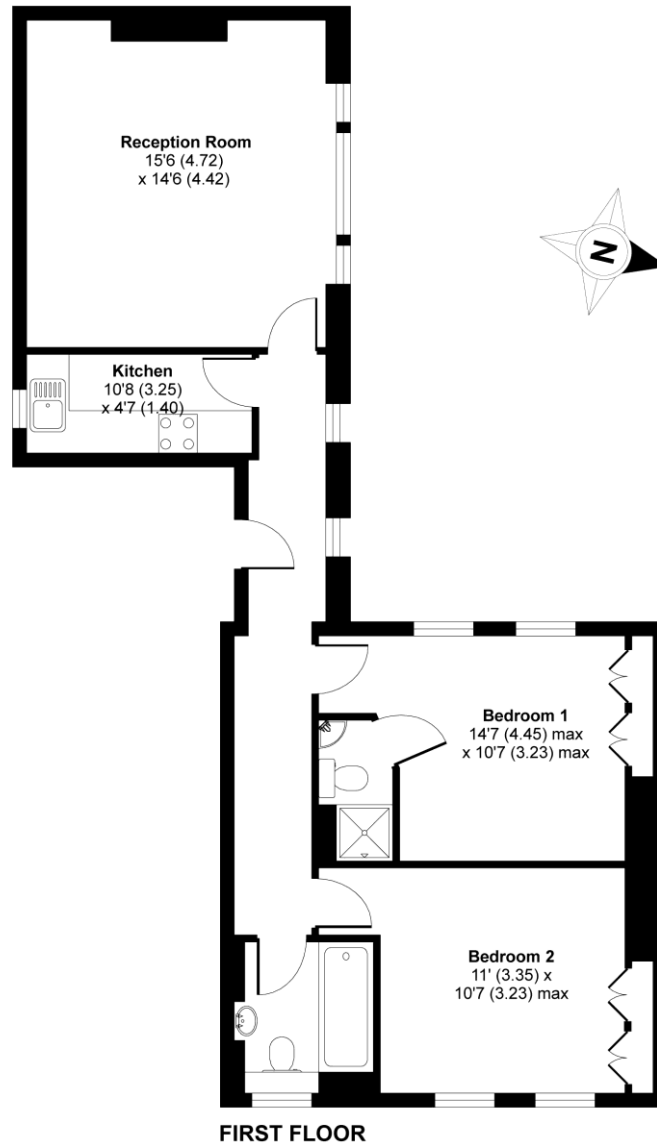
All Souls Place, W1B

Asking Price £995,000

Nestled in the prestigious area of Marylebone, London, this elegant first-floor flat on All Souls Place offers 753 square feet of sophisticated living space. The property features two spacious bedrooms and two modern bathrooms, providing ample comfort and convenience. Its prime location is a standout feature, situated just moments away from the vibrant shopping and dining experiences of Oxford Street, the chic boutiques of Regent Street, and the cultural attractions of Piccadilly. This flat seamlessly blends luxury with convenience, making it an ideal choice for those seeking a stylish metropolitan lifestyle in one of London's most sought-after neighbourhoods.

CHESTERTONS

APPROX. GROSS INTERNAL FLOOR AREA 753 SQFT / 69.9 SQM



Tenure: Leasehold 150 years (Expiring 24/12/2175)
Service Charge: £4,478 per annum (including reserve fund)
Ground Rent: None
Local Authority: City of Westminster
Council Tax Band: F

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

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