

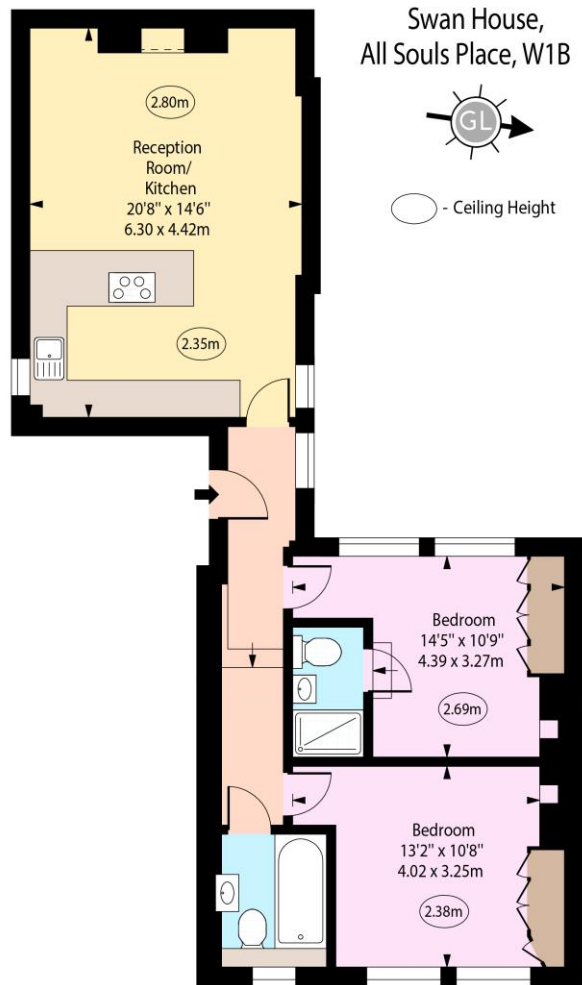
# Swan House

5 All Souls Place, W1B

Asking Price £995,000

Nestled in the prestigious area of Marylebone, London, this elegant 2 bed-2 bath first-floor flat on All Souls Place offers 718 square feet of sophisticated living space.

**CHESTERTONS**



Approx Gross Internal Area      718 Sq Ft - 66.70 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only. Measured according to the RICS. Not To Scale.  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 030050J

**Tenure:** Leasehold 150 years

**Service Charge:** £4478 Including reserve fund and building insurance contributions

**Ground Rent:** None

**Local Authority:** City of London

**Council Tax Band:** F

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

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