



LDG

DEVONSHIRE STREET

Marylebone

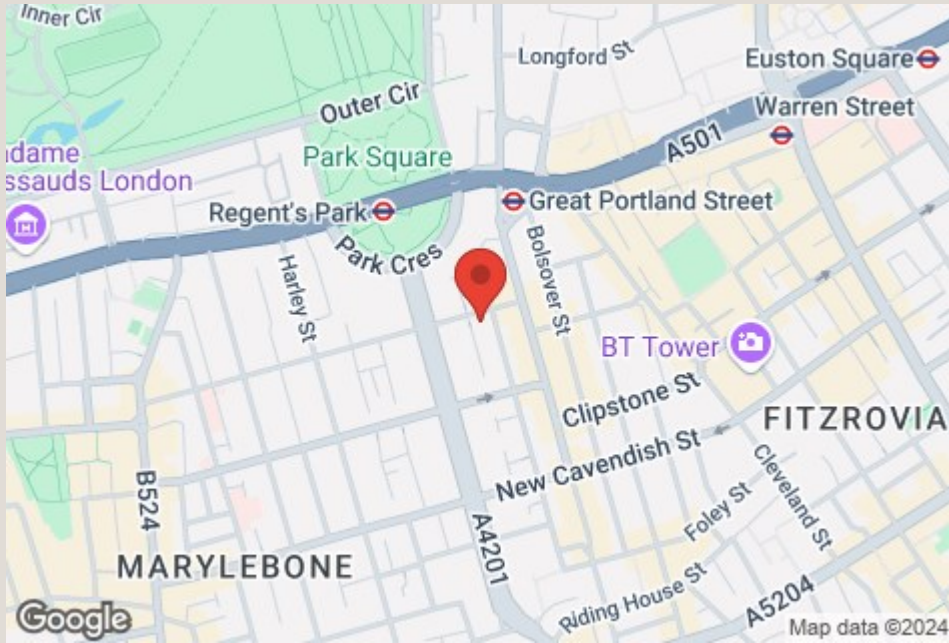
£625,000 STC



Devonshire Street







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### ADDRESS

Devonshire Street, London

### POSTCODE

W1W 5EF

### THE SPACE

A well-presented one-bedroom apartment on the Fifth floor (top) of a beautiful period Mansion block on Devonshire Street, benefitting from a long lease, lift access and concierge. Located on Devonshire Street, Goodwood Court is excellently situated for the world class amenities of Marylebone, Fitzrovia and the West End. The transport links are excellent from nearby Regent's Park and Great Portland Street underground stations, Marylebone and Euston train stations, and access to the West and Heathrow via the A40.

### ACCOMMODATION

#### & FEATURES

- One Bedroom
- 5th Floor (top)
- Lift
- Porter
- Long Lease
- Seperate Kitchen
- Wood Flooring

### ON YOUR DOORSTEP

Oxford Circus  
 Goodge Street  
 Great Portland Street  
 Regents Park

### PRICE

£625,000, subject to contract

### TENURE

Leasehold. Approx 98 years remaining

### SERVICE CHARGE

Approx. £6000 per annum

### GROUND RENT

£70 per annum

### COUNCIL TAX

Westminister Band E

### RESIDENTS PARKING

TBC

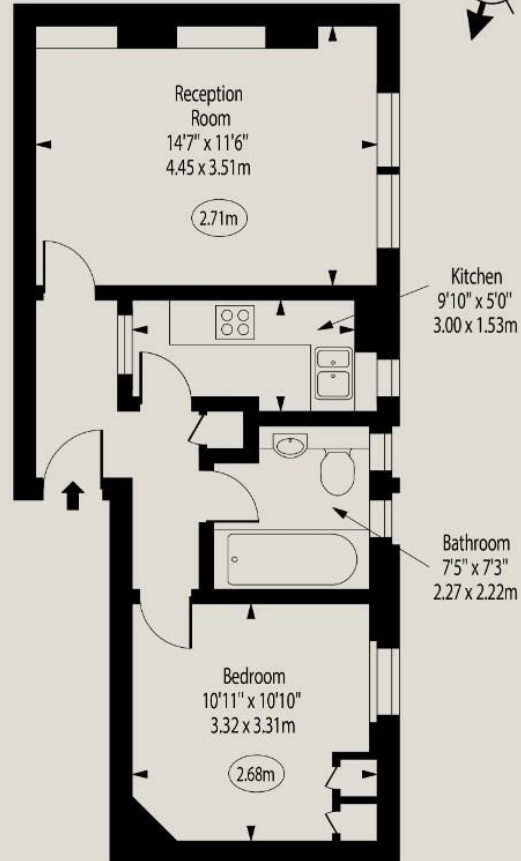
### COMMUTE

Riding House Cafe  
 Kaffine  
 Meraki  
 Scandi  
 Archetype Coffee  
 Portland

Goodwood Court,  
Devonshire Street, W1W 5EF

Approx. 474 sq. feet (44.05 sq. metres)

○ - Ceiling Height



Fifth Floor

For Illustration Purposes Only - Not To Scale  
[www.goldlens.co.uk](http://www.goldlens.co.uk)  
Ref. No. 019467R

Floor Plan

Ready to talk?



**BEN  
EVEREST**

DD: 020 7290 0592  
M: 07944 967637  
E: ben@ldg.co.uk



**DAVID  
CALDEIRA**

DD: 020 4513 6756  
M: 07368 333 545  
E: david@ldg.co.uk



**EMLYN  
YOUNG**

DD: 020 7290 0593  
M: 07881 971 315  
E: emlyn@ldg.co.uk



**ROBYN  
CORRANCE**

DD: 020 7290 0594  
T: 020 7580 1010  
E: robyn@ldg.co.uk