

Hallam Street, Marylebone **WIW**



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A spacious apartment situated on the second floor of a purpose built, portered block in Marylebone. This property offers excellent proportions across 1,335 sq ft. It showcases two large bedrooms with built in wardrobes and en suite bathrooms, a bright, open reception and dining room, and a separate, fully fitted kitchen. The property further benefits from large windows and wood and tiled flooring. Residents of the building benefit from a lift and 24 hour porter service.

Hallam Court is ideally located for the amenities of Marylebone and Fitzrovia, as well as the greenery of Regent's Park. Excellent transport links from Regent's Park and Great Portland Street stations.



Guide price: £2,100,000

Tenure: Leasehold: approximately 101 years remaining

Service charge: £10,000 per annum. We have been unable to confirm the service charge review period. You or your advisors should make your enquiries.

Local authority: City of Westminster

Council tax band: G

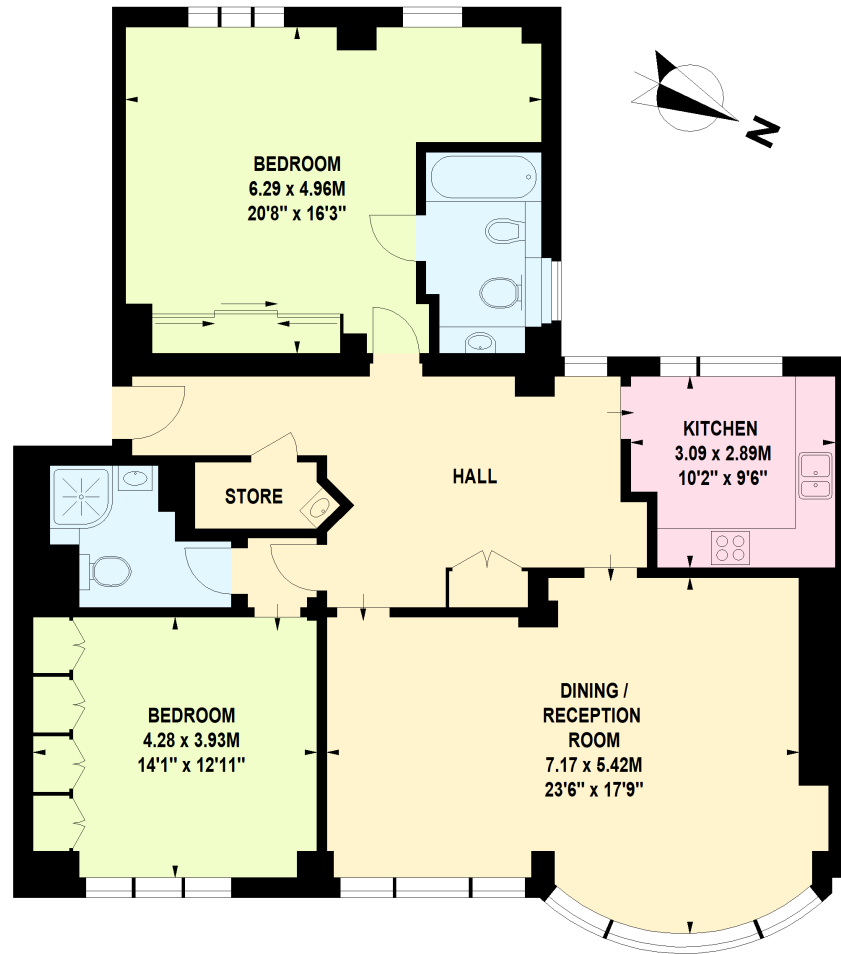




Hallam Street, W1W

Approximate Gross Internal Floor Area
124 sq m / 1,335 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor

Knight Frank

Marylebone

Unit 49

55 Baker Street

London W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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