



Langham Street, Marylebone **WIW**



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A charming apartment in a sought-after period building on the desirable Langham Street in Marylebone.

Situated on the second floor, this property offers comfortable living or an excellent investment opportunity. It comprises a bright reception room, a double bedroom, a shower room, a separate WC and a separate fully fitted kitchen. The property further benefits from an excellent location and lovely views of the surroundings.



Guide price: £700,000

Tenure: Share of freehold plus leasehold, approximately 991 years remaining

Service charge: £1,500 per annum, reviewed annually

Local authority: City of Westminster

Council tax band: E

Location

Langham Street itself is known for its vibrant charm, with an array of amenities and entertainment options within easy reach. From trendy cafes to local shops and boutiques, this location perfectly balances convenience and tranquillity.

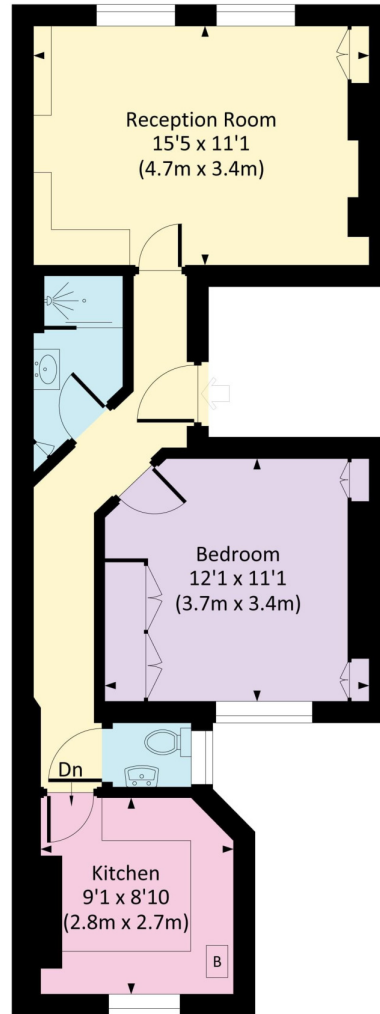
Marylebone station is just a short walk away, providing excellent connectivity to the rest of London. The surrounding area offers abundant green spaces, including the beautiful Regent's Park, offering a welcome escape from city life.





**Approximate Gross Internal Floor Area
50.3 sq m / 542 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

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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 May 2023. Photographs and videos dated May 2023.

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