

LCP/PrivateOffice

est.1990

Blandford Street, Marylebone W1U
Asking Price £725,000 STC



Description

A contemporary one bedroom flat on the second floor of a period building moments from Marylebone High Street.

The property is presented in good order and comprises a bright open plan kitchen/reception room, a bedroom with fitted wardrobes and ensuite bathroom.

Blandford Street is immediately off Marylebone High Street and therefore excellently located for the many shops and restaurants the area offers. The closest stations are Bond Street or Baker Street and the green open space of Regent's Park is less than a mile away.



Accommodation

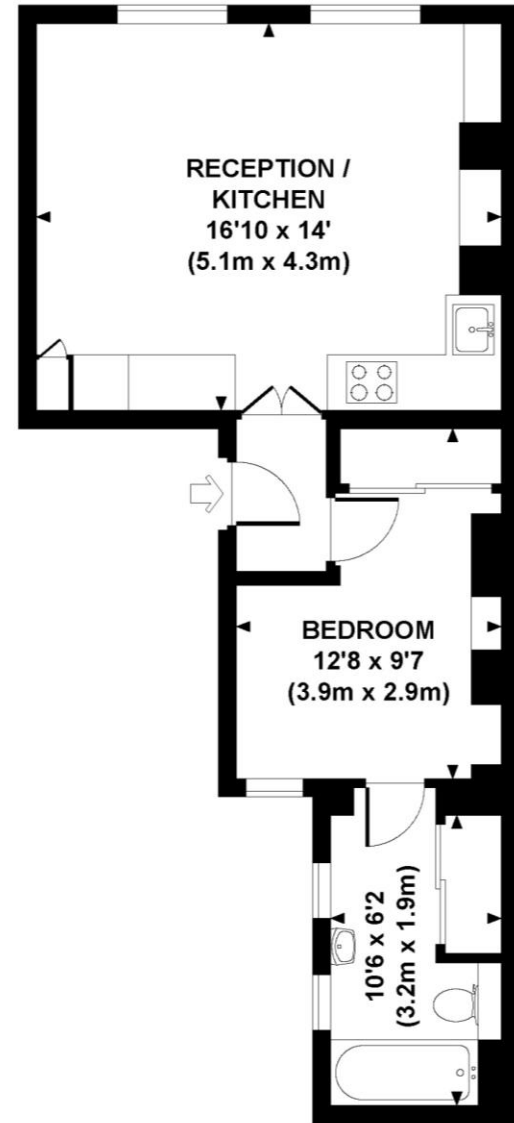
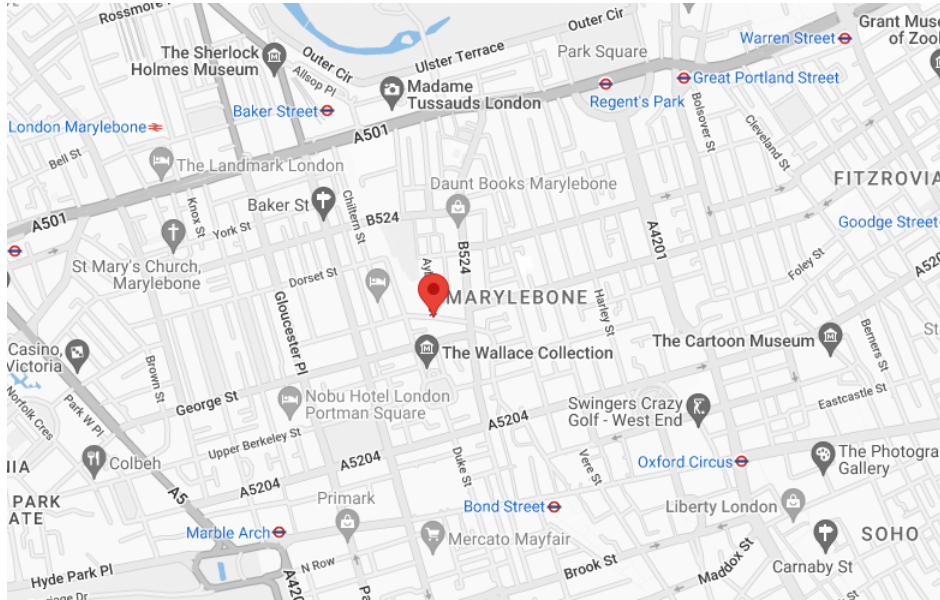
2nd Floor Flat | Reception Room | Open Plan Kitchen | Master Bedroom | En suite bathroom | City of Westminster | 436 sq ft (41 sq m)

Asking Price	£725,000 STC
Lease	Approximately 152 years
Service Charge	£8,405 per annum (inc.reserves)
Ground Rent	Peppercorn
Council Tax	Westminster Band C



BLANDFORD STREET, W1U

Approx. gross internal area
436 Sq Ft. / 40.5 Sq M.



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Please note none of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. It should also be noted that amenities and appliances have not been tested.



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014
Dowling Jones Design www.dowlingjones.com 020 7610 9933



LCP House, Ogle Street, London W1W 6HU
sales@lcpprivate.com
020 7723 1733



LCP/PrivateOffice

est.1990

LCP House, Ogle Street, London W1W 6HU
sales@lcpprivate.com
020 7723 1733