

# 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.



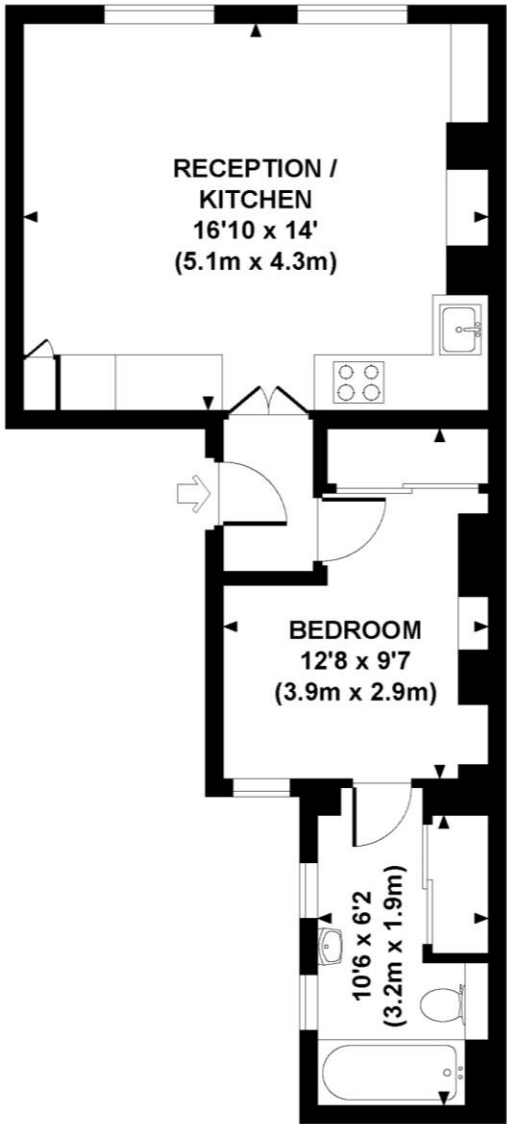
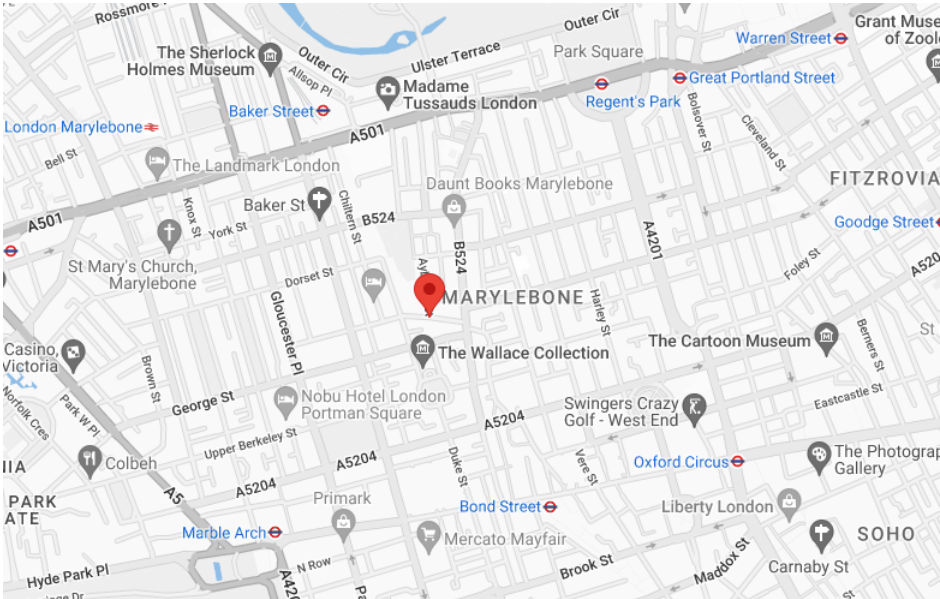
## Accommodation

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

<b>Asking Price</b>	£725,000 STC
<b>Lease</b>	28 <sup>th</sup> September 2176
<b>Service Charge</b>	£8,409 per annum (inc.reserves)
<b>Ground Rent</b>	Peppercorn
<b>Council Tax</b>	Westminster Band C

# BLANDFORD STREET, W1U

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

SECOND FLOOR

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 BICS Code of Measuring Practice © 2014 Dowling Jones Design [www.dowlingjones.com](http://www.dowlingjones.com) 020 7610 9933



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