



Siddons Lane

Marylebone, NW1

Asking Price £830,000

Sole Agent. A 2 bedroom balcony apartment (842 sq. ft.) situated on the 2nd floor (top) of this small purpose-built building just behind Baker Street.

The apartment boasts a superb reception/dining room with access to the private balcony, spacious kitchen, 2 bedrooms, bathroom and ample storage. Although some modernisation is required, this does allow the incoming purchaser an opportunity to put their own stamp on the property.

Siddons Lane is incredibly well located, only a few minutes' walk from Regent's Park and multiple shopping options and transport links, yet offers a very peaceful environment, rarely found in central London.



Siddons Lane

Marylebone, NW1

- 2 Bedroom Apartment
- Share of Freehold
- 842 sq. ft.
- Balcony
- Spacious Reception/Dining Room
- Superb Location



Tenure: Share of Freehold
Service Charge: £2,496pa
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

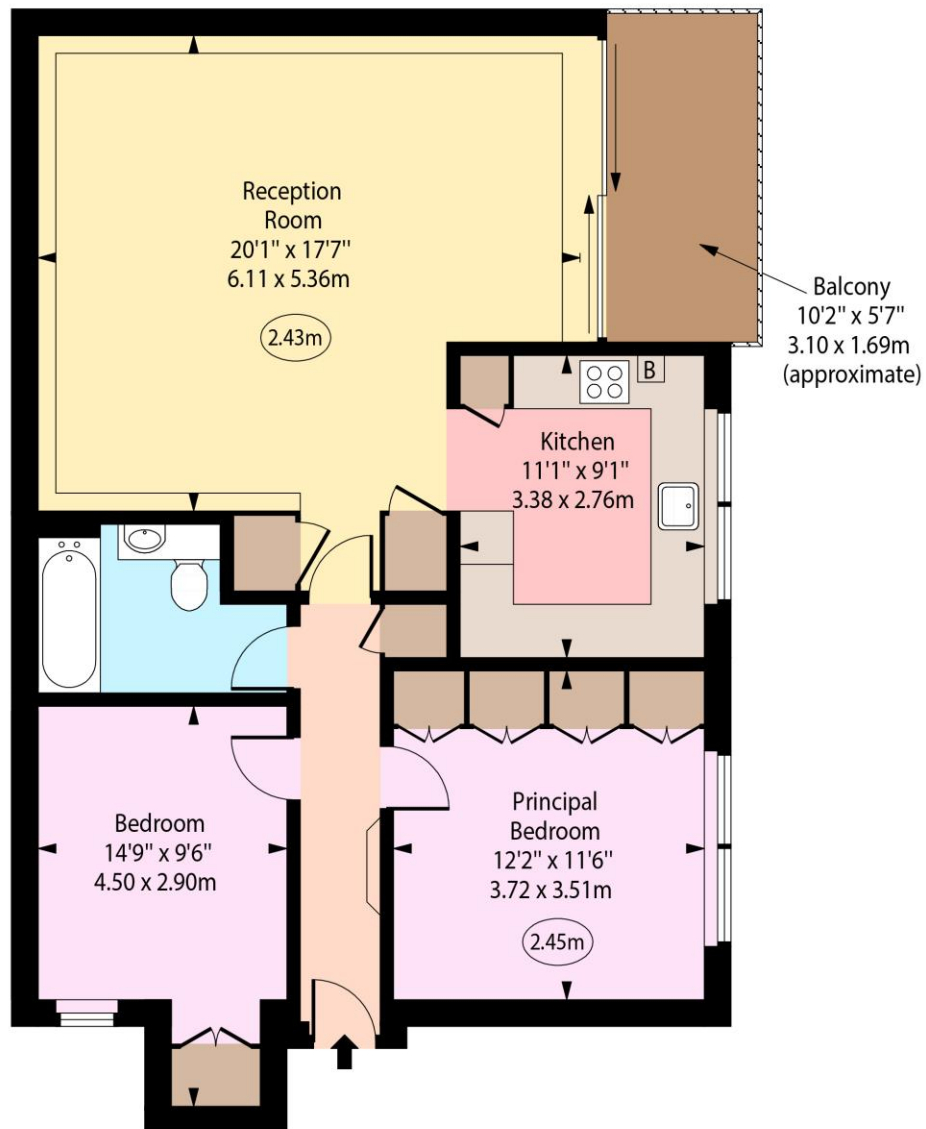
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Siddons Lane, NW1



○ - Ceiling Height



Second Floor

Approx Gross Internal Area

842 Sq Ft - 78.22 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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