



# MOLYNEUX STREET, MARYLEBONE W1

Asking Price: £449,000

## FEATURES

- Ground Floor
- Residential Street
- Good Transport Links
- Close to Marylebone Village



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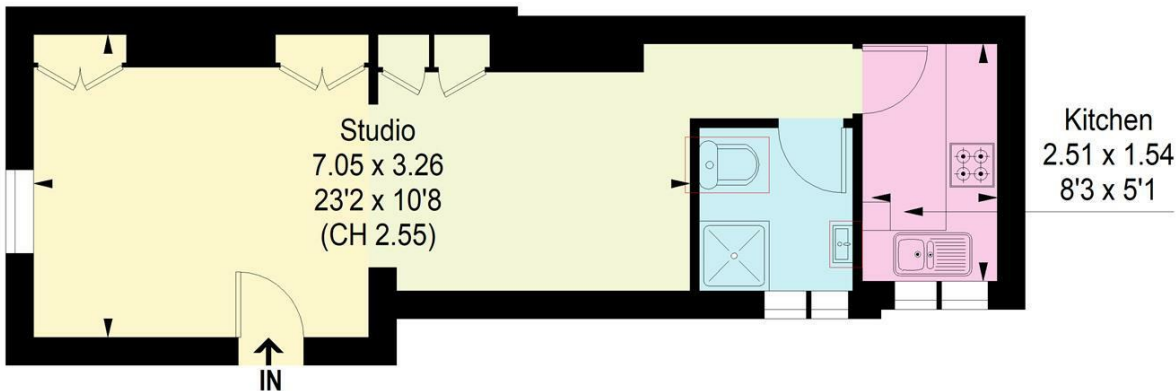
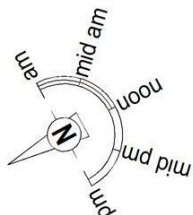
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Council Tax Band: C

This ground-floor studio apartment in a charming Georgian period conversion is the perfect London base. Situated on a lovely residential street, it is within easy walking distance of Marylebone and Marble Arch. The location also boasts excellent connectivity, with numerous transport links nearby.

# Molyneux Street, W1H

Approximate Floor Area = 29.54 sq m / 318 sq ft



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E	44		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

