



58 and 59, 49 Hallam Street, London, W1W 6JP



Leasehold: £1,850,000

| Council Tax Band: H

| EPC Rating: C

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Description

- **No Onward Chain**

Set within an elegant and distinguished mid-1930s period building on the prestigious Hallam Street in the heart of Marylebone, this truly exceptional fourth-floor apartment presents a rare opportunity to create a magnificent London residence of remarkable scale and character.

Boasting an incredibly unique layout, the property offers two bedrooms alongside an impressive four interconnecting reception rooms, creating a wonderful sense of grandeur and versatility rarely found in central London apartments. Rich in potential and filled with natural charm, this substantial home is ideal for those seeking to design and refurbish a bespoke residence tailored entirely to their own vision and lifestyle.

The apartment benefits from dual entrances via both numbers 58 and 59, with 59 being the main entrance and opening into a long and welcoming hallway that enhances the feeling of space throughout. The accommodation further comprises a fitted kitchen with integrated white goods, a separate breakfast room, utility room, two bedrooms, two bathrooms and four reception rooms.

While requiring refurbishment and remodelling, this extraordinary property represents a dream opportunity for developers, architects, or discerning buyers looking to craft a truly outstanding home within one of London's most desirable neighbourhoods.

Residents of this grand and highly regarded building enjoy an array of exclusive amenities, including a 24-hour concierge service, a communal residents' laundry room, a beautifully maintained guest apartment available to book and pay via the concierge, and a private gymnasium conveniently located within the basement.

Perfectly positioned in Marylebone, the property is moments from an exceptional selection of boutique shops, fine dining restaurants, charming cafés, and superb transport connections, offering the very best of Central London living.

Area Guide: Hallam street is ideally located in the heart of Marylebone with plenty of restaurants and bars to enjoy on your doorstep and only a short walk away from the green open spaces of Regent's Park. There are excellent walking distance transport links from Regent's Park, Great Portland Street and Oxford Circus underground-stations, making it very easy to get around London.

- **Leasehold**
- **Lease Remaining: 892 years left Approximately**
- **Ground Rent: £60.00 P/A**
- **Council Tax Band: H**
- **Service Charge: £2,004.00 P/M**
- **EPC: C**

All information supplied by the sellers to the best of their knowledge.



Fourth Floor

Approx. 176.9 sq. metres (1903.8 sq. feet)

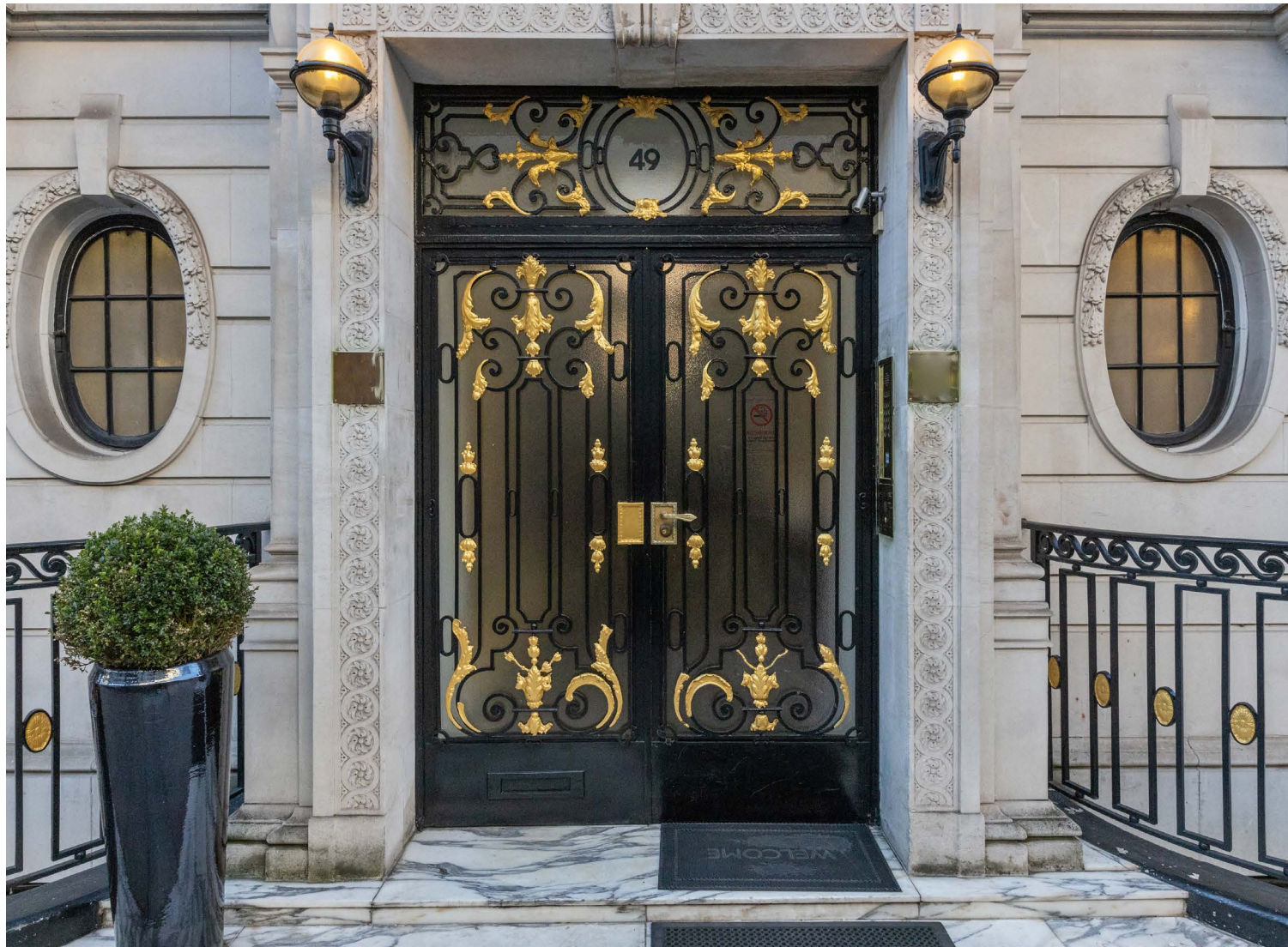
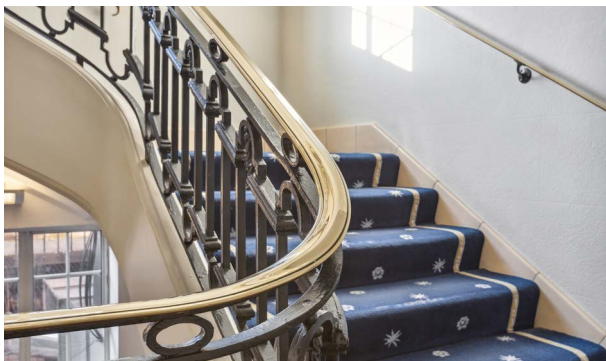


Total area: approx. 176.9 sq. metres (1903.8 sq. feet)

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Hallam Street



Arthur Samuel Estate Agents, Central London Area

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