



Flat 76, 49 Hallam Street, London, W1W 6JP



Leasehold: £550,000

| Council Tax Band: E

| EPC Rating: C

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Refurbishment required for this wonderful one bedroom apartment situated within the prestigious building at 49 Hallam St and offered to the market with no onward chain.

A wonderful one bedroom apartment located on the fifth floor of a beautiful 1920;s period built building situated in the very popular area of Hallam Street in Marylebone.

The property requires a complete refurbishment throughout, with an open-plan kitchen/lounge with two windows and lots of space, a main bedroom with built in wardrobes and window, hallway with cupboard and a bathroom with shower.

This Grand building benefits from a 24 hour concierge, a residents communal washing room, a ground floor apartment for guests to stay in (booked and paid for via the concierge) and a Fitness First Gym which is located in the basement.

Hallam street is ideally located in the heart of Marylebone with plenty of restaurants and bars to enjoy on your door step 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.**
- **Service Charge: £7,895.00 P/A**
- **Council Tax Band: E**
- **Ground Rent: £30.00 P/A**
- **Lease Remaining: 892 years left Approximately**
- **EPC: C**

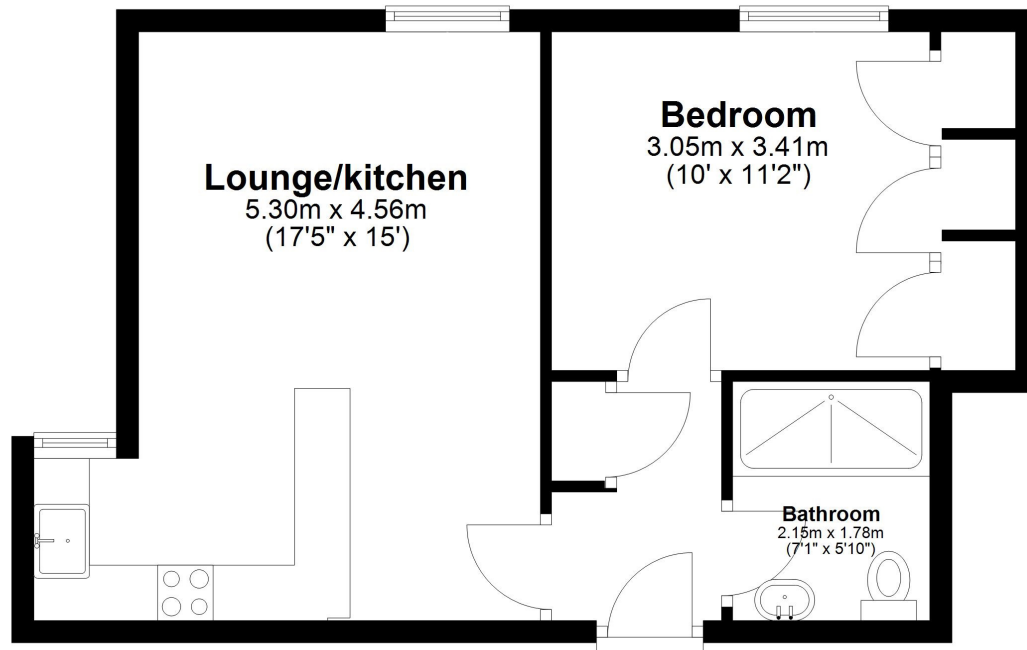
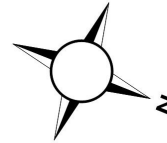
All information supplied by the sellers to the best of their knowledge.





Fifth Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 41.5 sq. metres (447.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Hallam Street 76

Arthur Samuel Estate Agents, Central London Area

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Tel: 01932 252 542 Email: stuart@arthursamuel.london

www.ArthurSamuel.co.uk