



## Daventry Street | London | NW1

£449,500 | Leasehold



**ADN**  
RESIDENTIAL

A rarely available opportunity to purchase a delightful, 1 bedroom property located in this quiet enclave of Marylebone. The apartment is located on the 1st floor of this attractive red brick building and measures in the region of 400 sq ft (37.2 Sq M).

The wonderfully light property offers a spacious reception room with high ceilings, feature fireplace and a large window, leading through a well-planned fitted kitchen. Furthermore there is a generous bedroom with built in wardrobes and a en-suite bathroom and a separate guest WC.

Daventry Street is set within a convenient position with both Marylebone Train Station and Edgware Road Station being circa 0.2 miles away and the wide, green open spaces of Regents Park being circa 0.6 miles away. The property would make an ideal first time buy, pied – a – terre or a rental investment.

Leasehold - 91 Years Remaining

- Superb location
- Principal bedroom with an en-suite bathroom
- Low outgoings
- Bright apartment
- Separate WC

Council Tax Band: D  
EPC: C

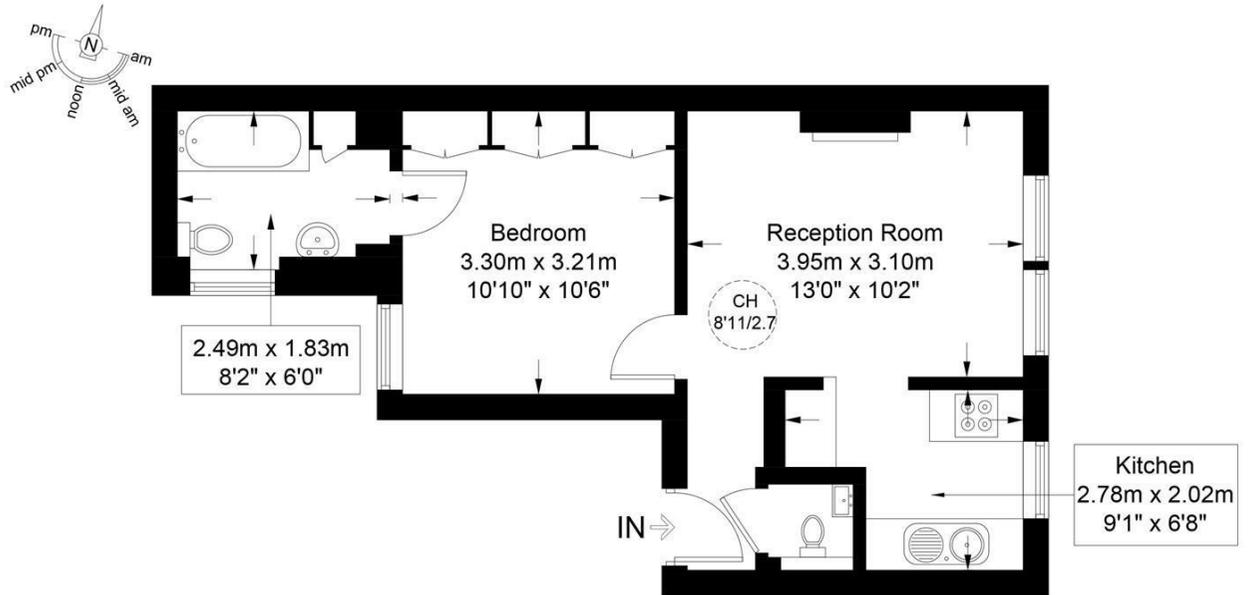




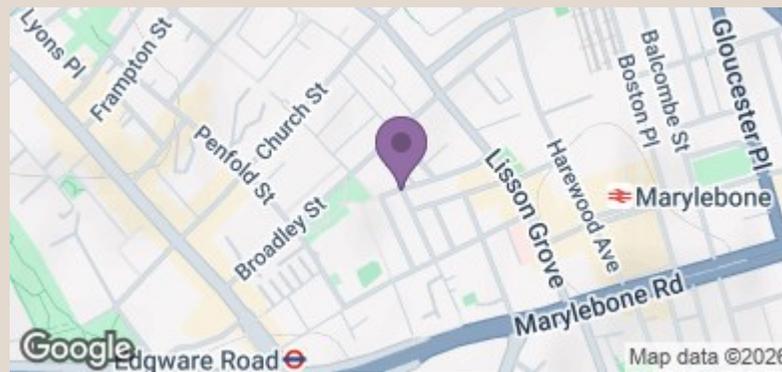


**Daventry Street, NW1**

**Approximate Gross Internal Area = 400 sq ft / 37.2 sq m**



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	78
EU Directive 2002/91/EC			