



# JEREMY JAMES

WESTMORELAND STREET, MARYLEBONE VILLAGE, LONDON W1



## PRICE

£1,595,000

## TENURE

Leasehold - 128 Years

## SERVICE CHARGE

Approx £9,732.00

## LOCAL AUTHORITY

City of Westminster

## COUNCIL TAX BAND

G

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London,  
W1G 9TS

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### DESCRIPTION

Jeremy James and Company are pleased to bring to the market this 3 bedroom apartment situated in the heart of the Marylebone Village. The apartment comprises of entrance hall, reception room, kitchen, three bedrooms, bathroom and a further shower room.

Unique opportunity to acquire a fourth floor flat in a mansion block containing 15 apartments. The apartment is served by a passenger lift and is approximately 860 sq ft (79.9 sq m).

The building is situated on the east side of Westmoreland Street at the junction with New Cavendish Street. Westmoreland Street is located moments from the boutique shops and restaurants of Marylebone Village. Bond Street and Oxford Circus underground stations together with access to the A40/M40 are within close proximity. The open spaces of Regents Park are also nearby. Residents parking permit available subject to usual consents.

### AMENITIES

Passenger lift

3 bedrooms

2 bathrooms

Fourth Floor

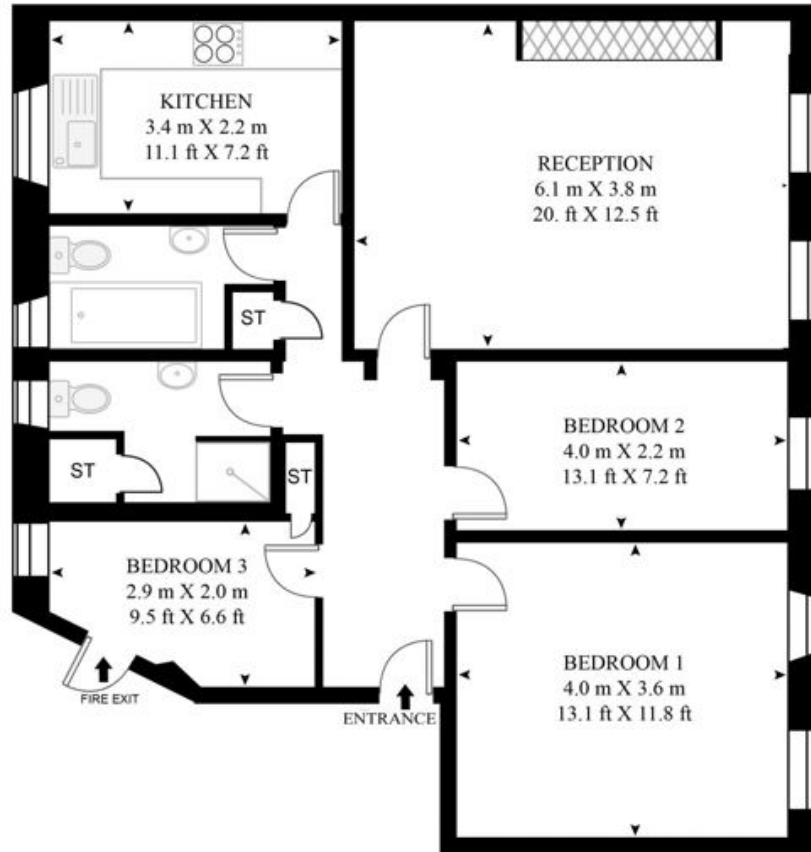
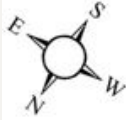
Communal Heating and Hot Water

EPC: C

Moments from Marylebone High Street

# DUDLEY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA 860 SQ.FT (79.9 SQ.M)



FOURTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

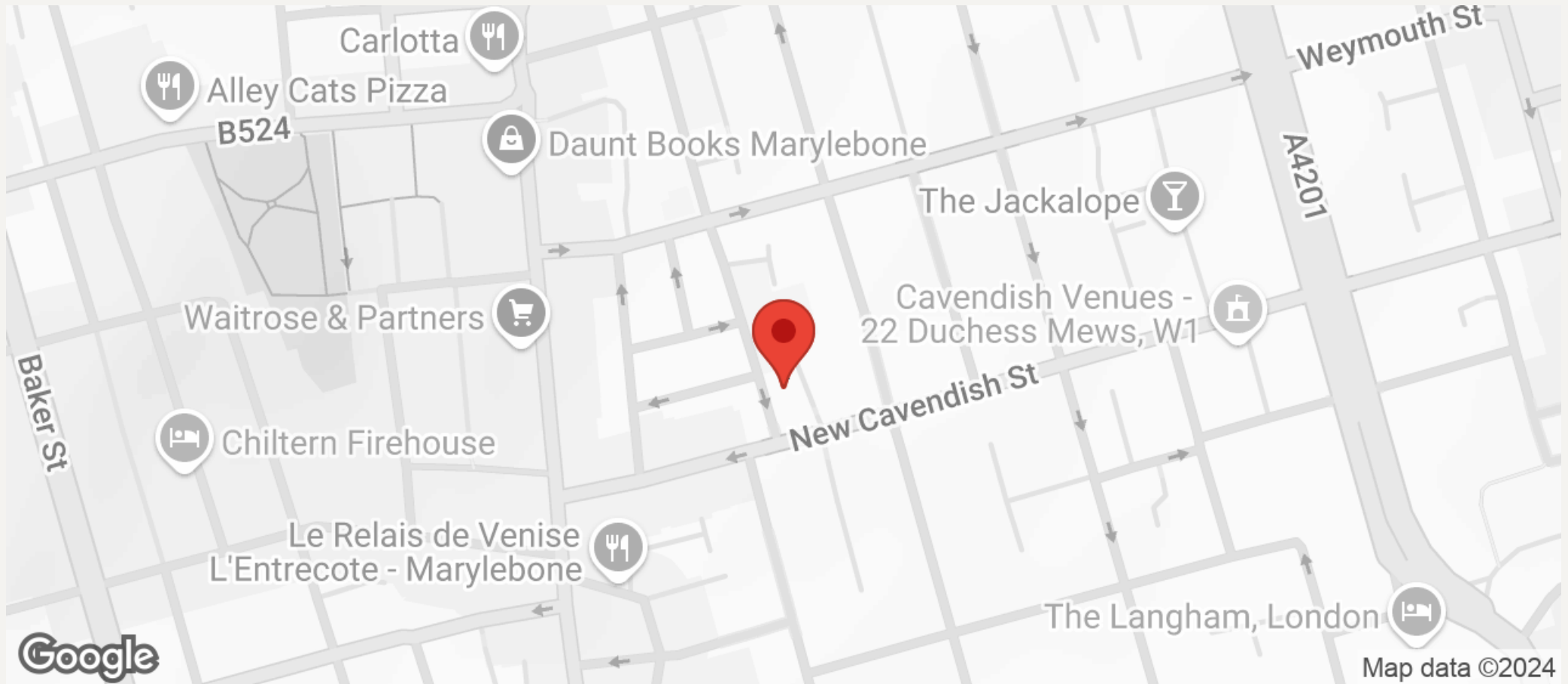
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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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