



# JEREMY JAMES

NEW CAVENDISH STREET, LONDON W1W



## PRICE

£3,250,000

## TENURE

Leasehold - 848 Years

## SERVICE CHARGE

£13,416.18 per annum

## LOCAL AUTHORITY

City of Westminster

## COUNCIL TAX BAND

G

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111

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### DESCRIPTION

An opportunity to acquire a beautifully proportioned two-bedroom apartment of approximately 1,855 sq ft, offering impressive ceiling height and superb living space in the heart of Marylebone Village. The apartment comprises two bedrooms, two bathrooms, a striking reception room, a well-appointed kitchen, a separate study area and a guest WC. Flooded with natural light, the reception room creates a sense of space and volume throughout.

Ideally situated on New Cavendish Street, the property is moments from Marylebone High Street and the open green spaces of Regent's Park. Excellent transport connections are close by, including Baker Street, Bond Street and Great Portland Street stations.

### AMENITIES

Exceptional Entertaining Space

2 Bedrooms

2 Bathrooms

Moments from Marylebone High Street

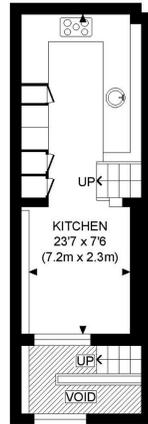
Laundry Room

Separate Dining

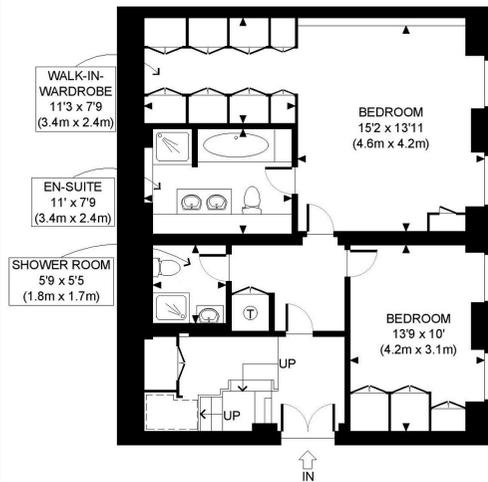
Study

Guest WC

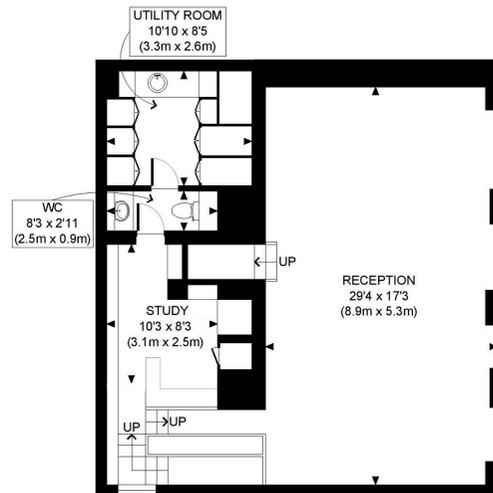
EPC: C



MEZZANINE  
GROSS INTERNAL  
FLOOR AREA 217 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 773 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 865 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1855 SQ FT/ 172 SQM

**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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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 they 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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