



**JEREMY JAMES**

**MARYLEBONE STREET, MARYLEBONE VILLAGE, LONDON W1**



**PRICE**  
£825,000

**TENURE**  
Leasehold - 40 Years

**SERVICE CHARGE**  
£4,029 per annum

**GROUND RENT**  
£200 per annum

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX BAND**  
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### DESCRIPTION

The apartment extends to approximately 804 sq ft (75 sq m) and comprises of entrance hall, reception room, three bedrooms, two bathrooms one en suite and kitchen. The building benefits from a delightful communal garden, onsite caretaker and recently refurbished passenger lift.

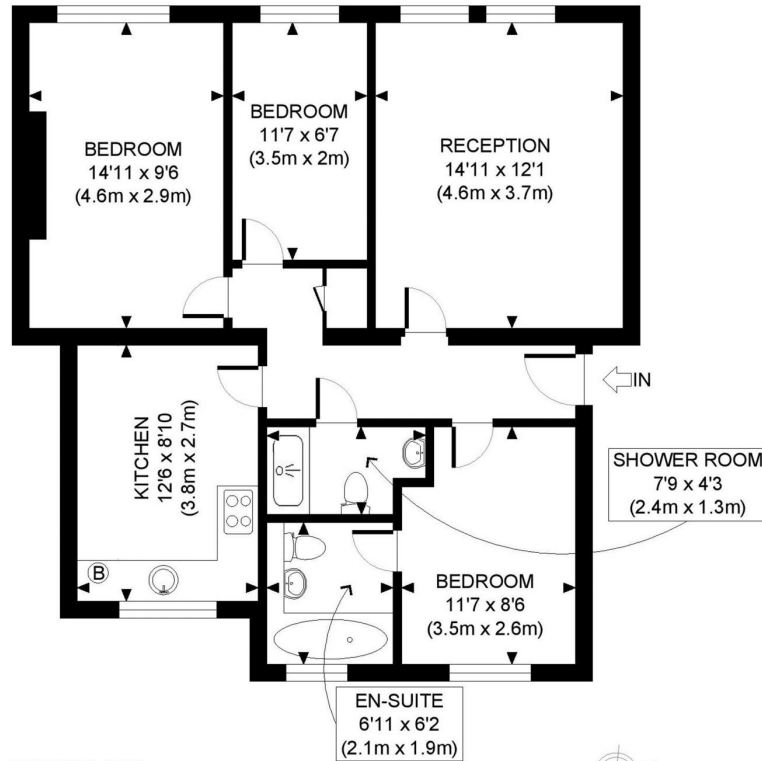
Maybury Court is located on Marylebone High Street, a stone throw away from the shopping facilities of Marylebone High Street. Bond Street and Baker Street underground stations are within close proximity. The open spaces of Regents Park are also nearby.

### AMENITIES

- 3 Bedrooms
- 2 Bathrooms
- Third Floor
- Passenger Lift
- Day Porter
- Communal Gardens

### LOCATION

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THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 804 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 804 SQ FT/ 75 SQM

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

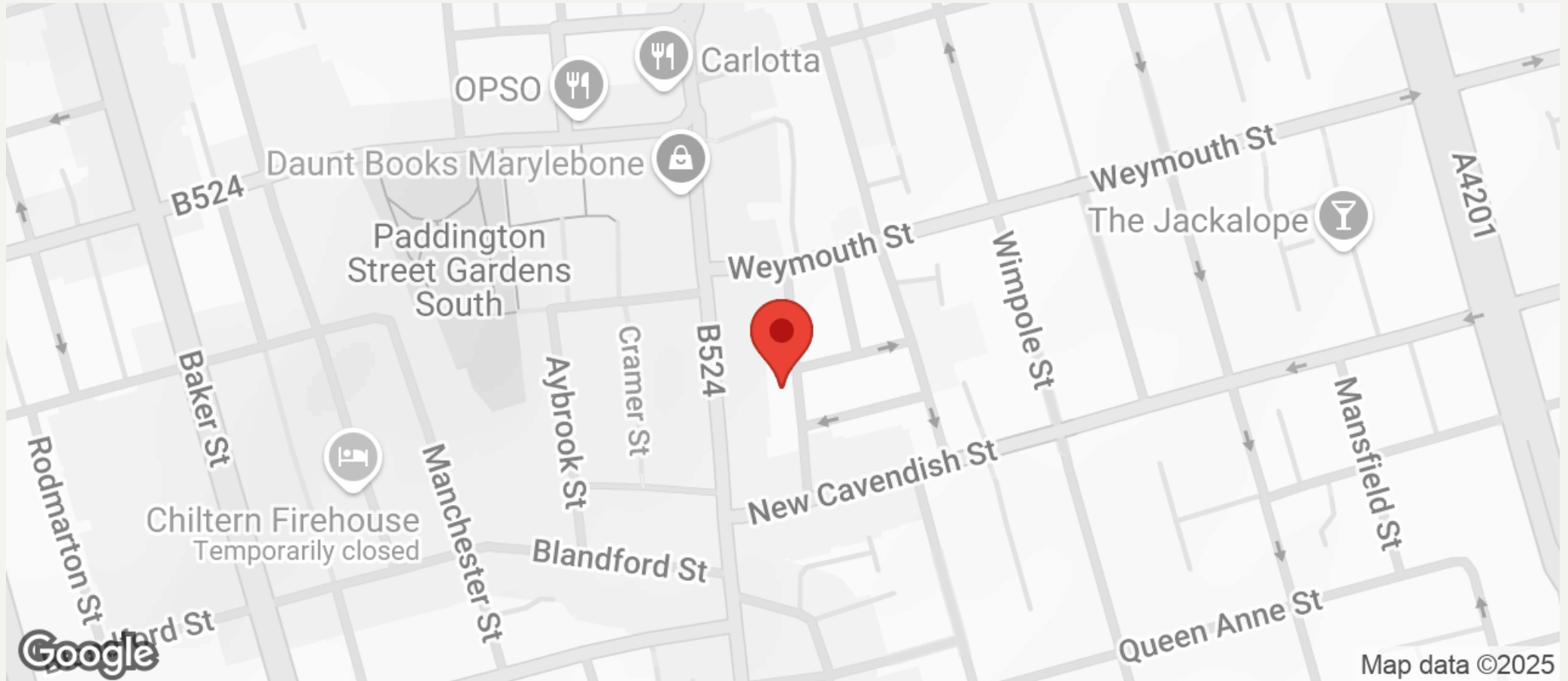
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for 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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