



# JEREMY JAMES

## HALLAM STREET, LONDON W1



**PRICE**  
£785,000

**TENURE**  
Leasehold - 894 Years

**SERVICE CHARGE**  
Approx £7,901 per annum

**GROUND RENT**  
£30 per annum

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX BAND**  
E



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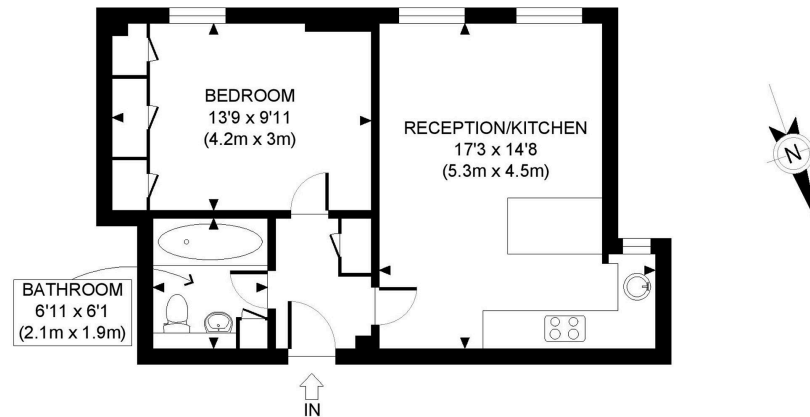
### DESCRIPTION

The accommodation comprises of one double bedroom with built in wardrobes, bathroom and open plan kitchen-living room. The building benefits from a porter and a passenger lift.

The property is located on the west side of Hallam Street close to the junction with New Cavendish Street. The shopping facilities of Great Portland Street and the open spaces of Regents Park are within close proximity. Great Portland underground station and access to A40/M40 being a stones thrown from the building.

### AMENITIES

- 1 Bedroom
- 1 Bathroom
- Lift
- Porter
- Communal Heating
- EPC: C



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 447 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 447 SQ FT/ 42 SQM

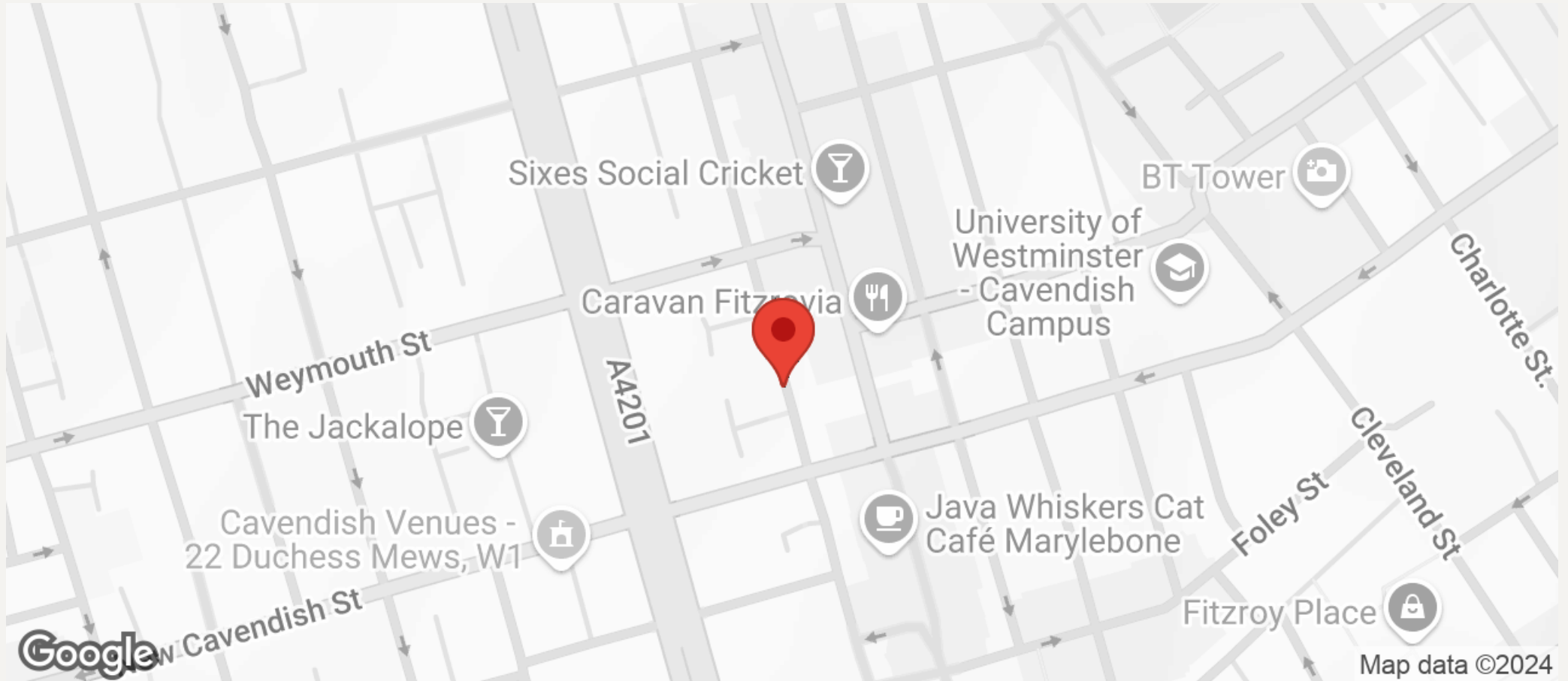
**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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 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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