



**JEREMY JAMES**

**DEVONSHIRE CLOSE, MARYLEBONE VILLAGE, LONDON W1G**



**PRICE**  
£895,000

**TENURE**  
Leasehold - 999 Years

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX BAND**  
E

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### DESCRIPTION

The property is in need of refurbishment and currently comprises a garage on the ground floor, with two bedrooms, a reception room, and a bathroom arranged over the first and second floors.

This apartment is located on the west side of Devonshire Close, a quiet cul-de-sac off Devonshire Street. Ideally located for the shopping facilities of Marylebone High Street, Oxford Street and Bond Street underground stations. The open spaces of Regents Park are also within close proximity.

### AMENITIES

999 Year Lease

Garage

In the heart of the Marylebone Village

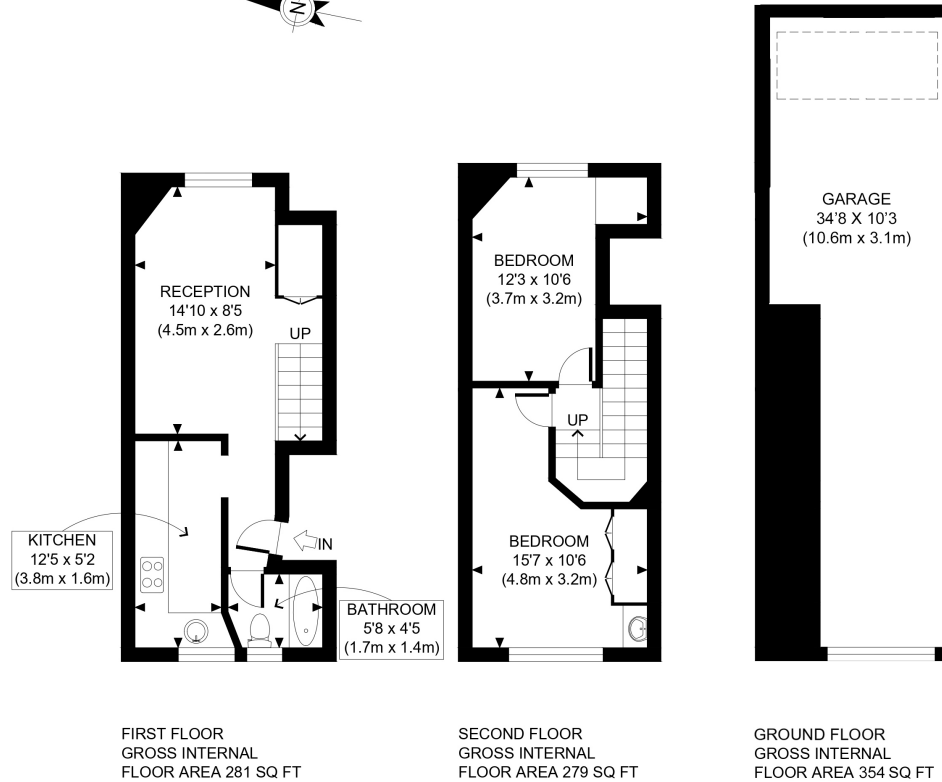
Development Opportunity

EPC: F

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APPROX. GROSS INTERNAL FLOOR AREA INCLUDING GARAGE: 914 SQ FT/ 85 SQM  
APPROX. GROSS INTERNAL FLOOR AREA EXCLUDING GARAGE: 560 SQ FT/ 52 SQM

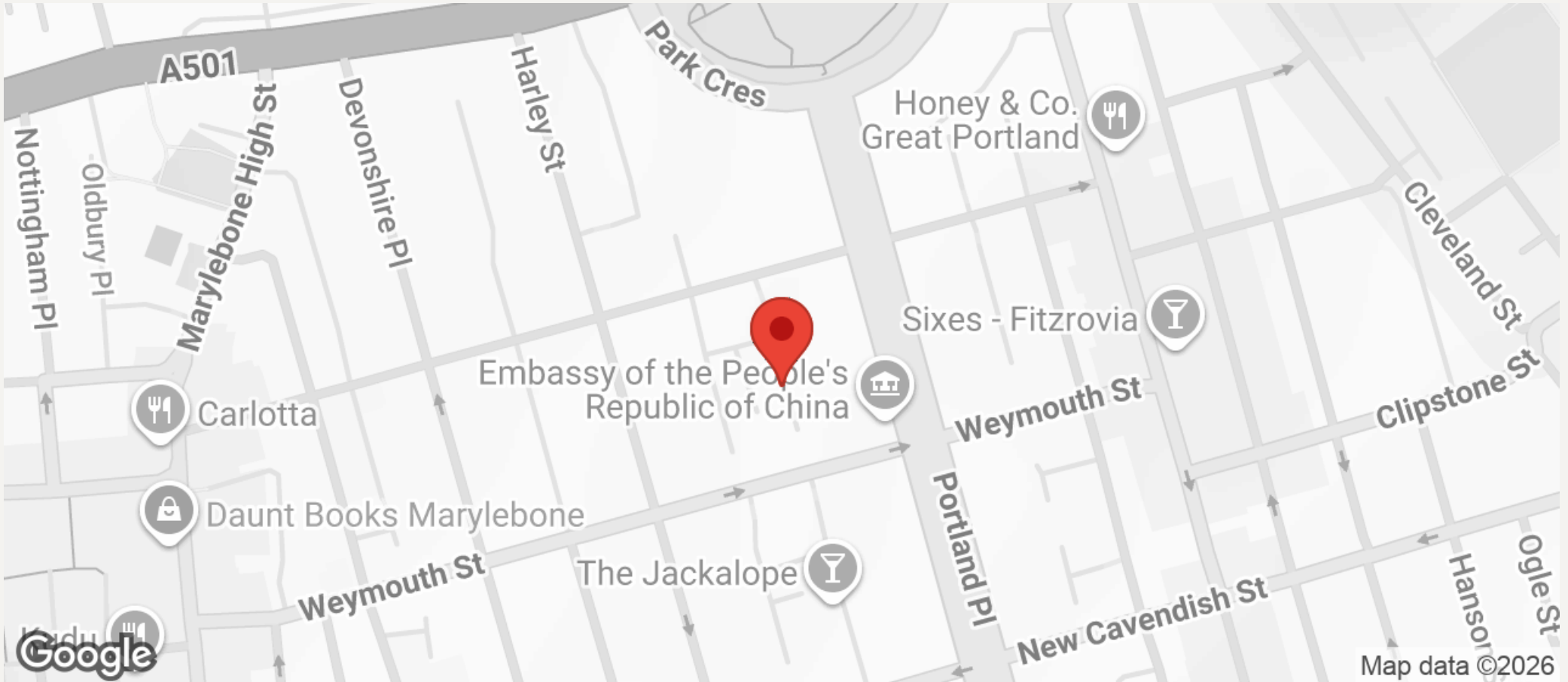
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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 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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