



JEREMY JAMES

QUEEN ANNE STREET, MARYLEBONE VILLAGE, LONDON W1



**RENT**

£275,000 per annum

**LOCAL AUTHORITY**

City of Westminster

33 New Cavendish Street  
London,  
W1G 9TS

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### DESCRIPTION

Medical use on the lower ground, ground and first floors having an net internal area of approximately 2,702.9 sq ft (251.11 sq m). The residential maisonette on the second and third floors having an area of approximately 2,309.1 sq (214.52 sq m).

The building is well served by public transport with Bond Street, Oxford Circus underground stations within close proximity. There are also two public car parks close by in Cavendish Square and Chandos Street.

### AMENITIES

- Recently Refurbished
- Medical/Residential building
- Entry phone system
- Self-contained

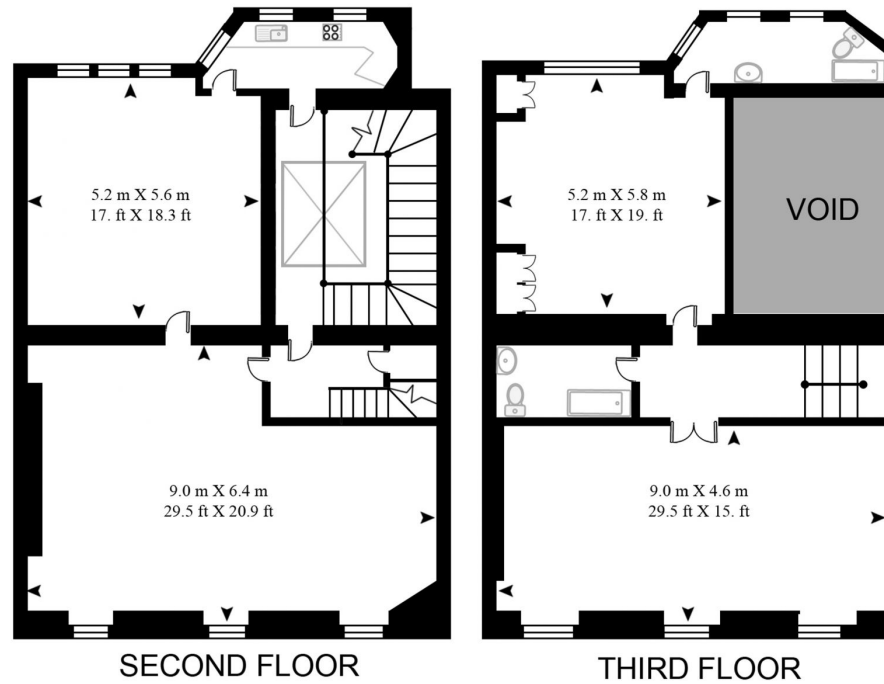
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## QUEEN ANNE STREET

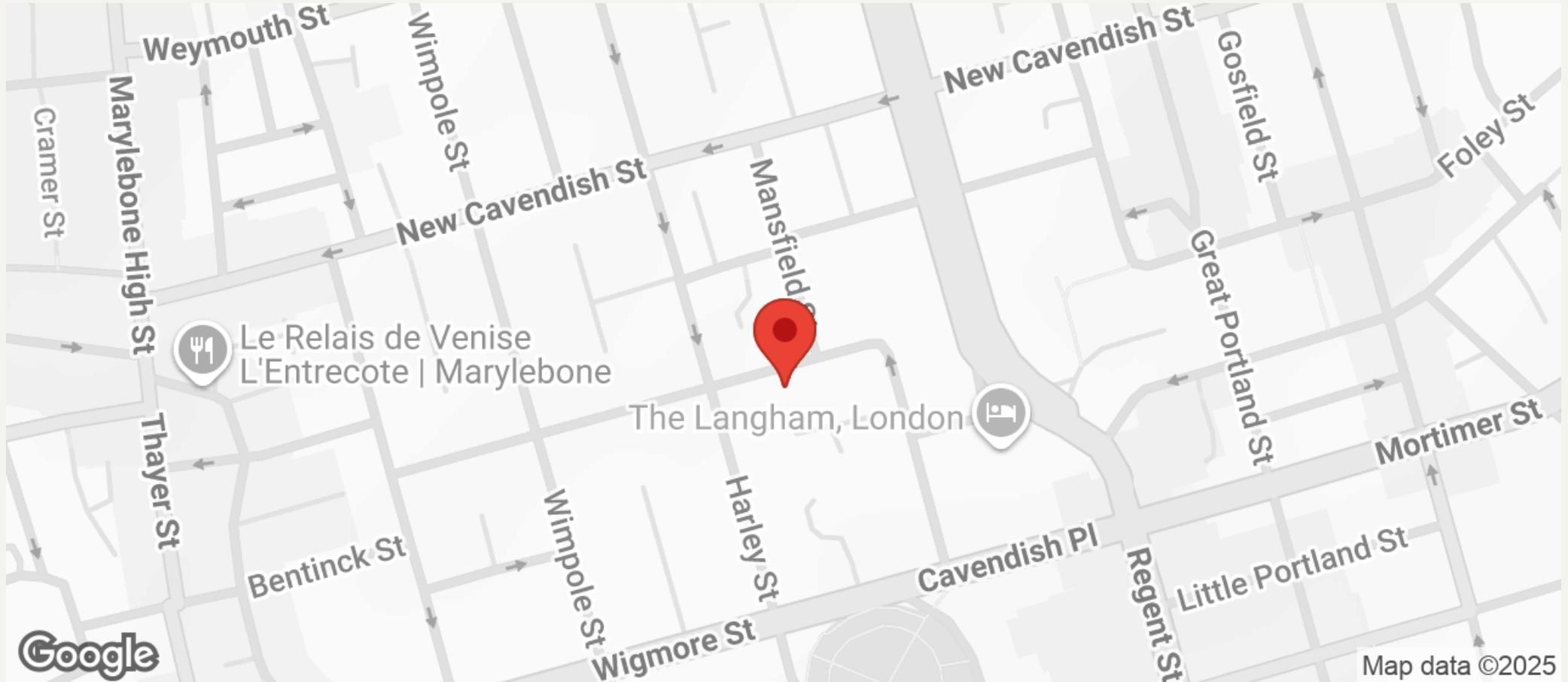
APPROXIMATE GROSS INTERNAL FLOOR AREA 2309.1 SQ.FT (214.52 SQ.M)





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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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