



# JEREMY JAMES

NEW CAVENDISH STREET, MARYLEBONE VILLAGE, LONDON W1



**PRICE**

£1,675,000

**TENURE**

Leasehold - 41 Years

**SERVICE CHARGE**

£6,367 per annum

**GROUND RENT**

£8,899 per annum

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

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### DESCRIPTION

This first floor apartment comprises of entrance hall, double reception room, two bedrooms, two bathrooms with master bedroom benefitting from an en-suite and a kitchen.

This popular building is situated on the west end of New Cavendish Street, moments from Marylebone High Street giving you easy access to an abundant array of shops, restaurants, cafes, culture and other amenities. Major transport links are close by including Bond Street and Baker Street underground stations, while for motorists the A40 offers routes in and out of London.



### AMENITIES

First Floor

2 Bedrooms

2 Bathrooms

Moments from Marylebone High Street

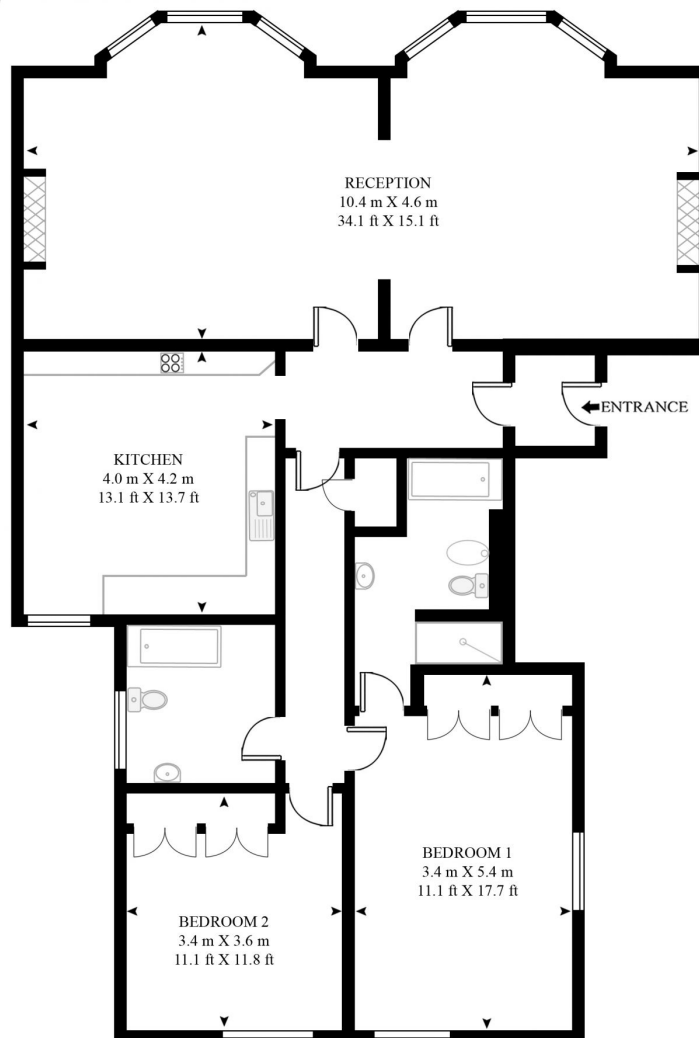
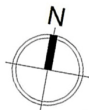
Lift

Eat in Kitchen

Leasehold Approx 41 Years Remaining

**NEW CAVENDISH STREET**

APPROXIMATE GROSS INTERNAL FLOOR AREA 1314 SQ.FT (122.1 SQ.M)



FIRST FLOOR



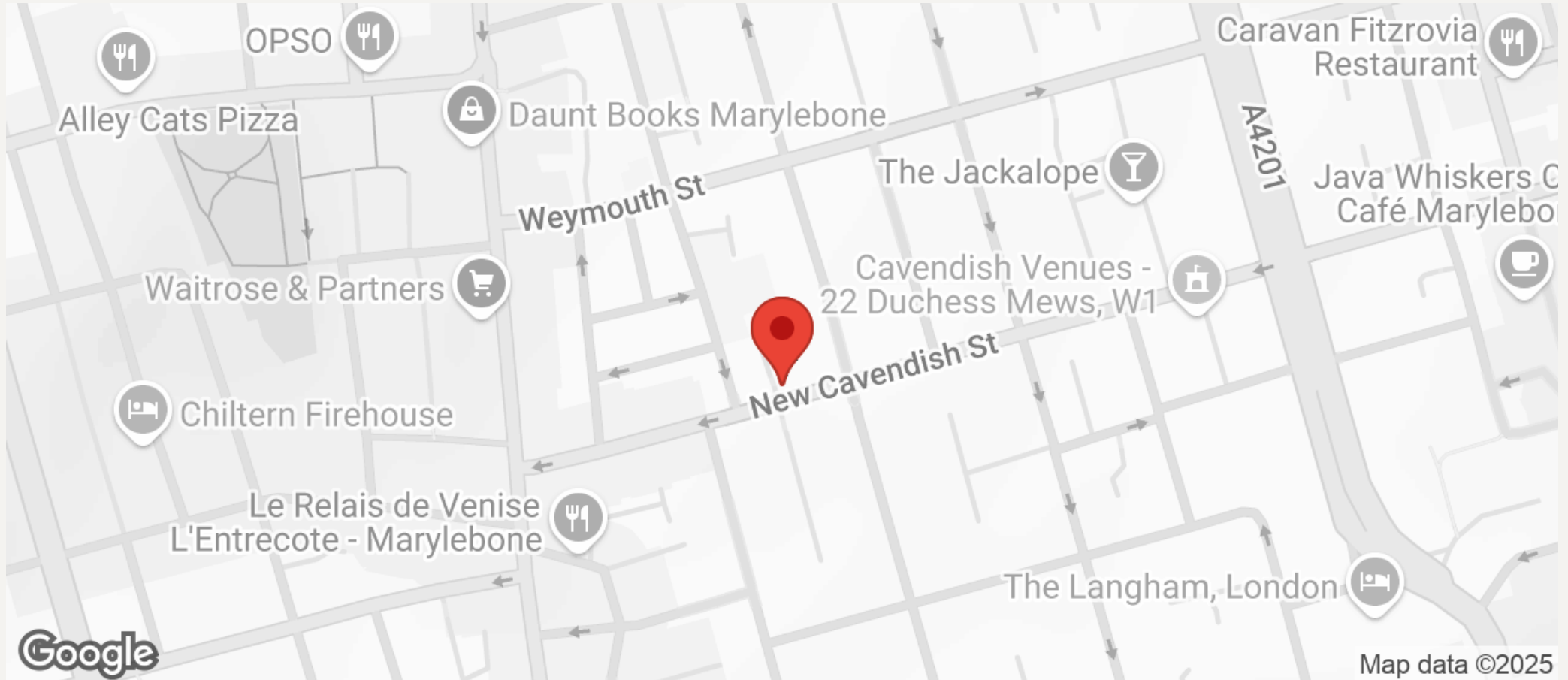
This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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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