

FOR
SALE



Sales - Flat 6, 147 George Street, Marylebone, London W1H 5LB

£850,000 - Leasehold

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PROPERTY DESCRIPTION

A 2nd floor contemporary one bedroom flat in this ever popular and well maintained building which offers the benefits of a lift, porter and secure underground parking space. The flat is light and bright, offers neutral décor and is quiet and also comes with the availability to purchase a Share of the Freehold. Located close to Marylebone High Street with its boutique shops, restaurants and both Baker Street and Marble Arch tube station are within easy walking distance. Hyde Park and Regents Park are both short walks away. EPC –D, Council Tax (Westminster) Band F, Electricity, Water and Sewerage – all mains connections. Broadband: good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply), Service Charge £4,600 pa, Reserve fund £2,800 pa. Leasehold expiring 25/03/2110.

Living room with dining area, kitchen, bedroom, bathroom, lift, porter, secure underground parking space

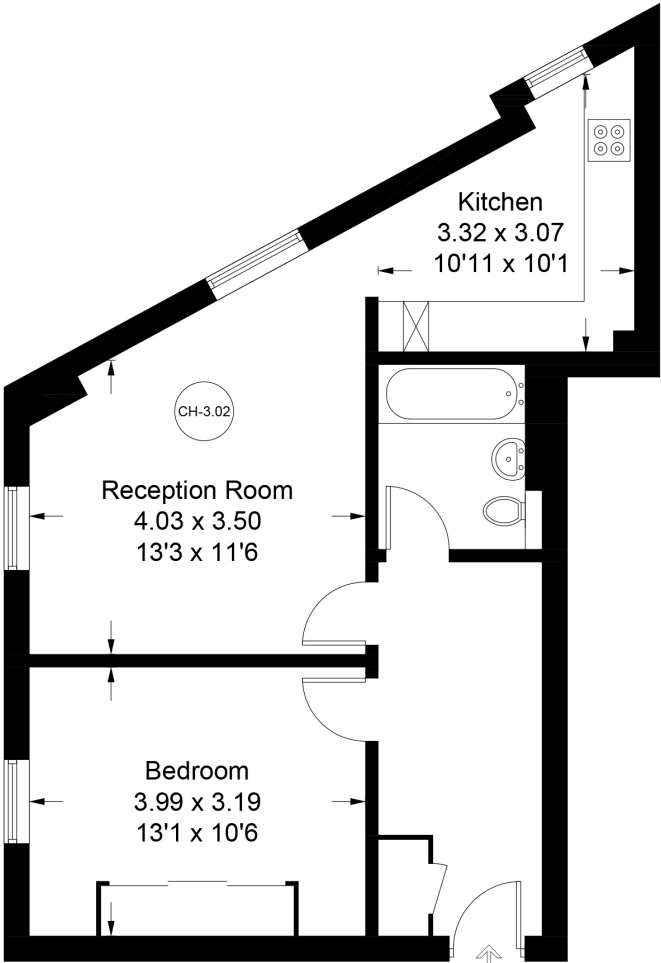
ACCOMMODATION

- Living room with Dining area
- Kitchen
- Bedroom
- Bathroom
- Lift
- Porter
- Secure Underground Parking Space



George Street

Approximate Gross Internal Area = 52.7 sq m / 567 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1163632)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(55-60)	C		
(55-60)	D	63	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	