



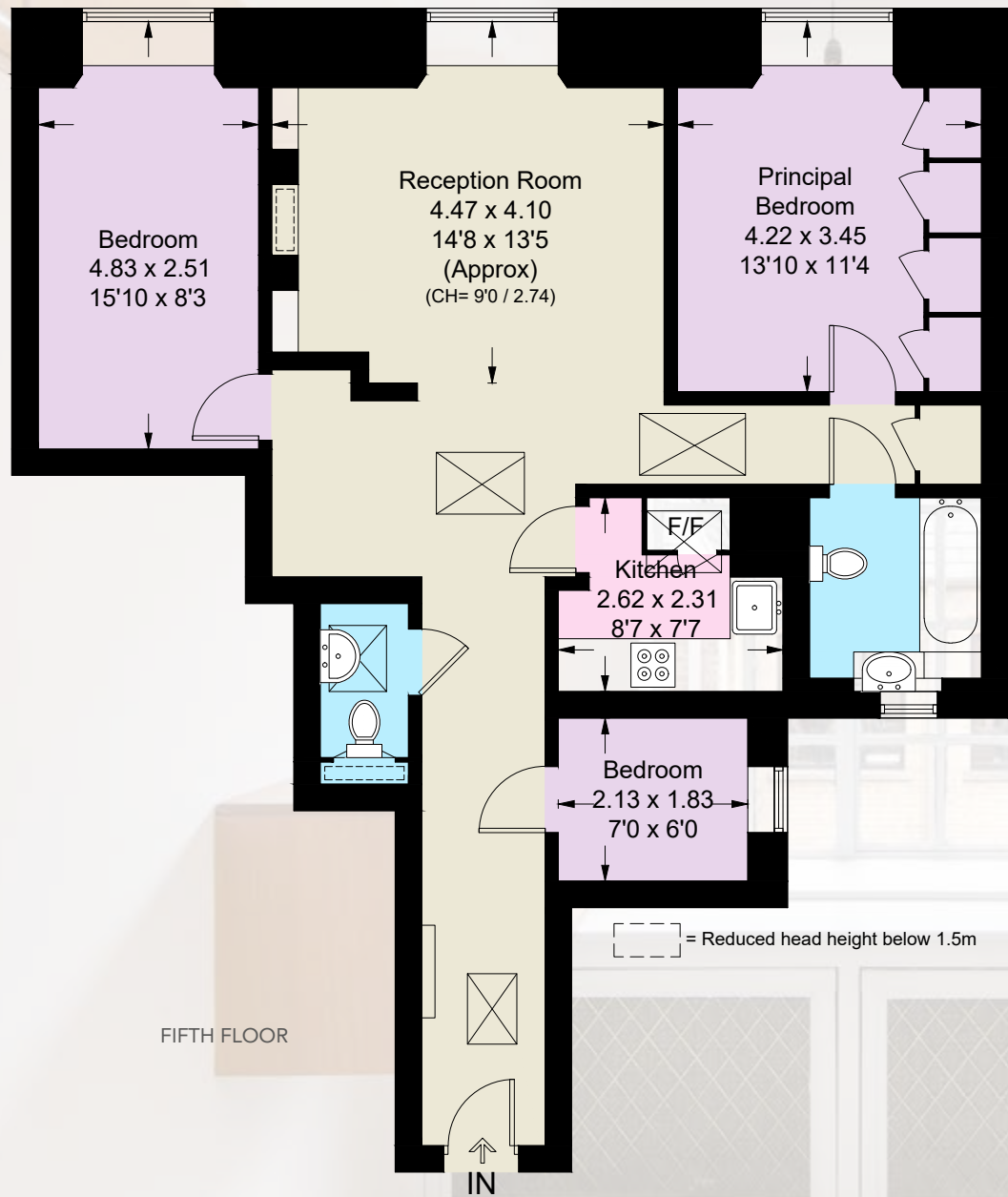
HALLAM STREET MARYLEBONE W1W

SITUATED ON THE 5TH FLOOR (WITH LIFT) OF A SOUGHT AFTER PORTERED BLOCK, THIS IS A TWO BEDROOM APARTMENT WITH EXCELLENT ENTERTAINING SPACE AND ATTRACTIVE VIEWS TOWARDS THE ICONIC BT TOWER.





On the border of Marylebone and Fitzrovia, Hallam Street is ideally located for boutique shops, bars and restaurants of Marylebone Village, the green spaces of Regents Park and the vast array of world class amenities that the West End has to offer. Great Portland Street station (Circle, Hammersmith & City and Metropolitan lines) is 0.3 miles away, Regents Park station (Bakerloo Line) is 0.4 miles away and Oxford Circus station (Bakerloo, Victoria and Central lines) is also 0.4 miles away.



GROSS INTERNAL AREA (APPROX)
880 SQ FT / 81.8 SQ M (EXCLUDING REDUCED HEADROOM)

REDUCED HEADROOM
5 SQ FT / 0.5 SQ M

TOTAL AREA
885 SQ FT / 82.3 SQ M INCLUDING LIMITED USE AREA (32 SQ FT / 3.0 SQ M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	34 F	
1-20	G		

Asking Price: Offers in excess of £1,050,000

Tenure: Leasehold, 940 years from 25th December 1978

Local Authority: City of Westminster

Service Charge: £3,440.72 for 6 months to June 2022

Reserve Fund: £891.06 for 6 months to June 2022

FIFTH FLOOR

MASKELLS

71 WALTON STREET, LONDON, SW3 2HT
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www.maskells.co.uk sales@maskells.co.uk

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.