



## **BALCOMBE STREET**

Marylebone  
London  
NW1

Guide Price  
£1,595,000

Multiple Agent

A unique opportunity to acquire a charming 2/3-bedroom duplex apartment (118 sq.m / 1,279 sq.ft) presented in excellent condition throughout.

On the ground floor, the apartment offers a elegant drawing/dining room leading to a separate study/garden room with the added benefit of a south-west facing rear garden (Approx 405 sq ft). A separate kitchen on the lower ground floor is easily accessible from the dining room. At the lower level, there are three bedrooms (one of which is currently used as a utility room) and a spacious ensuite bathroom to the principal bedroom.

# ASTON CHASE

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London  
NW1

Guide Price  
£1,595,000  
Subject To Contract

Multiple Agent

Leasehold 959 Years

Balcombe Street is a quiet residential road located to the west of Regent's Park and just north of Dorset Square. The apartment is nearby Marylebone Station (National Rail & Tube Stations) and Baker Street Underground Station, as well as the shops, restaurants, cafes and amenities of Marylebone Village, plus the open green spaces of Regent's Park.



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## ACCOMMODATION

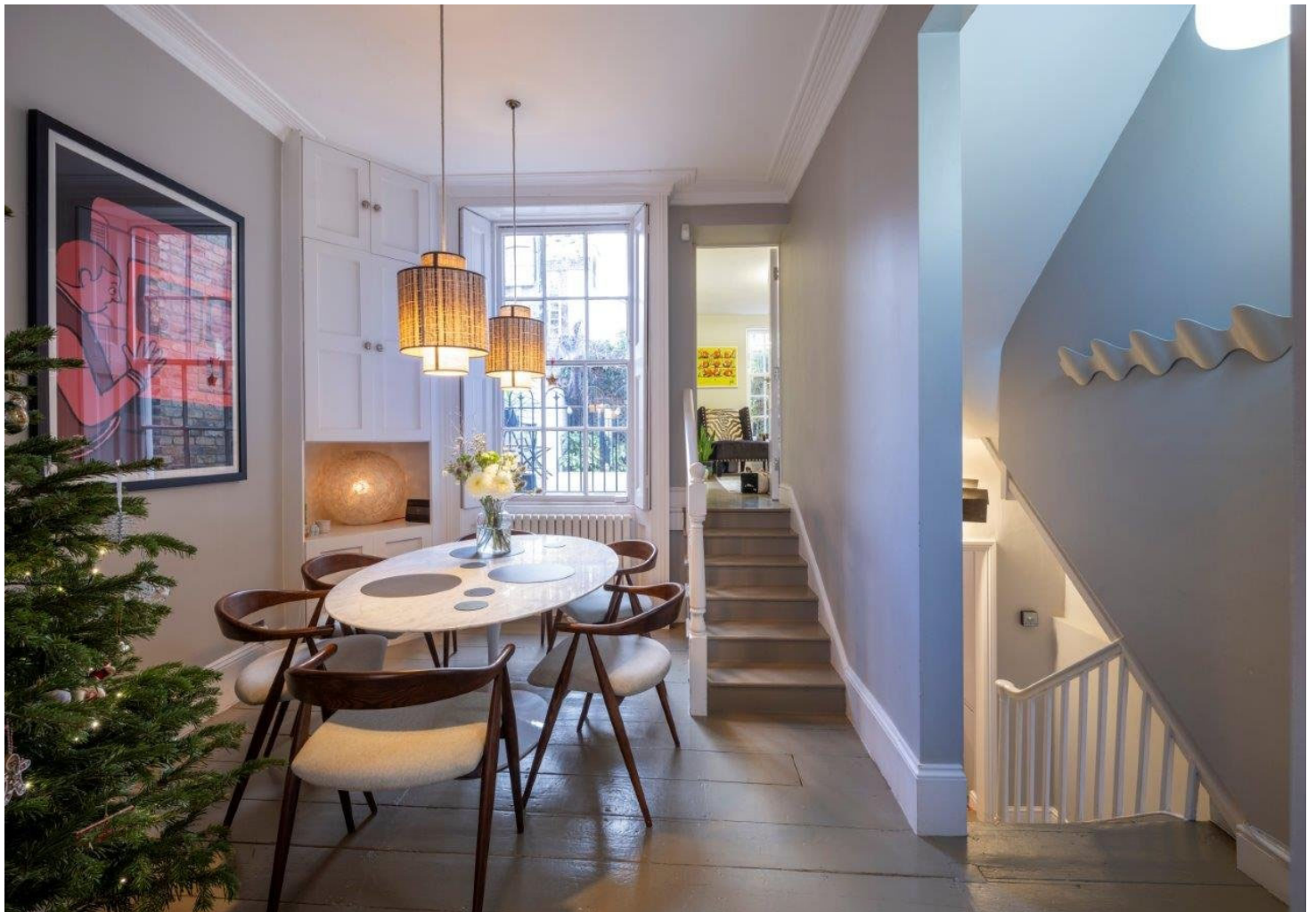
- Principal Bedroom with en-suite bathroom
- Bedroom 2
- Large Utility/store room (Formerly Bed 3)
- Kitchen / Breakfast Room
- Drawing Room
- Dining
- Study / Garden Room
- Cloakroom

## AMENITIES

- South West Facing Rear garden (Approx 405 sq ft)
- Communal Storage Vault
- Air Filtration/Purifying System in Two Bedrooms
- Storage (formally en-suite shower room)

**COUNCIL TAX: F**

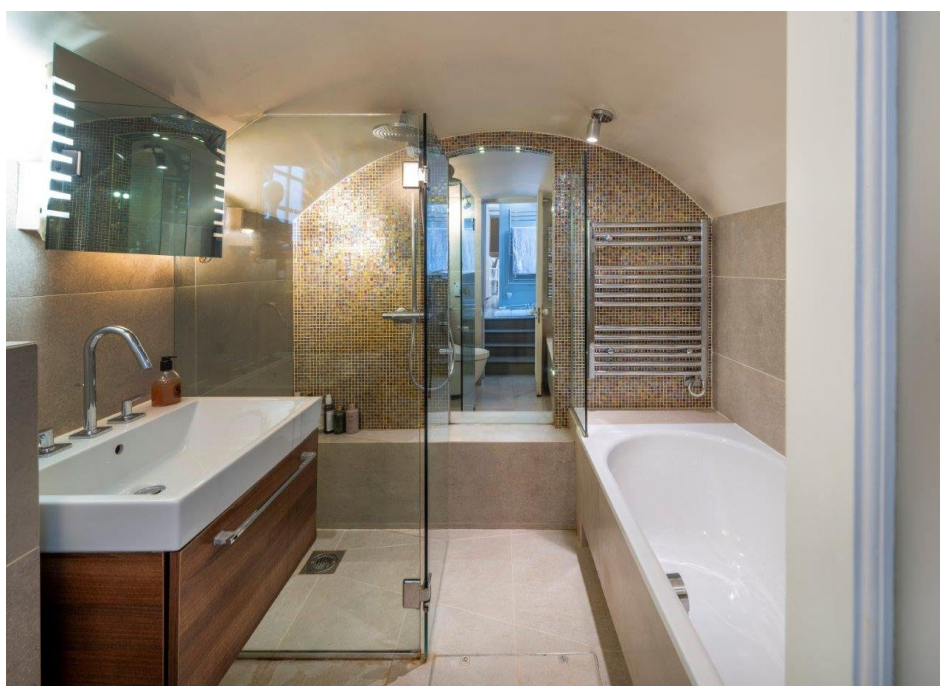
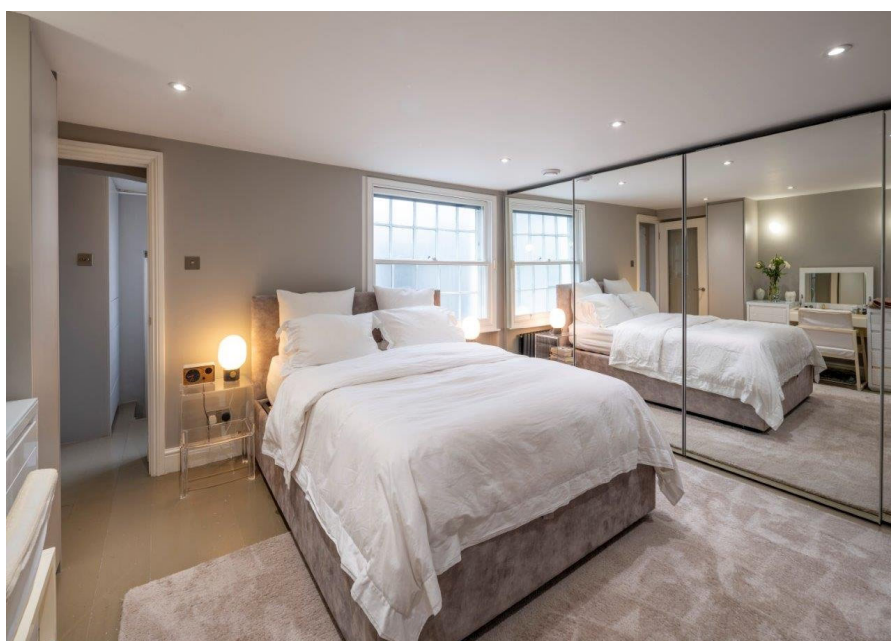
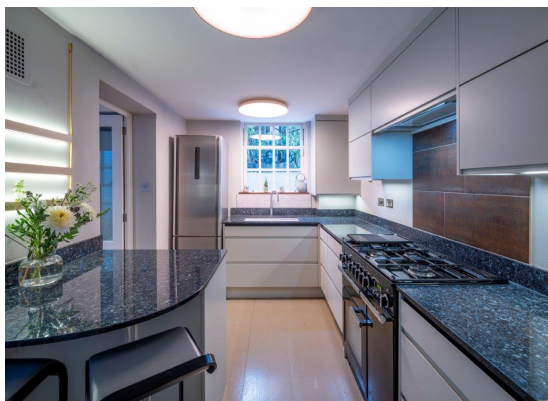
**EPC RATING: C**



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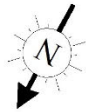
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Balcombe Street, NW1

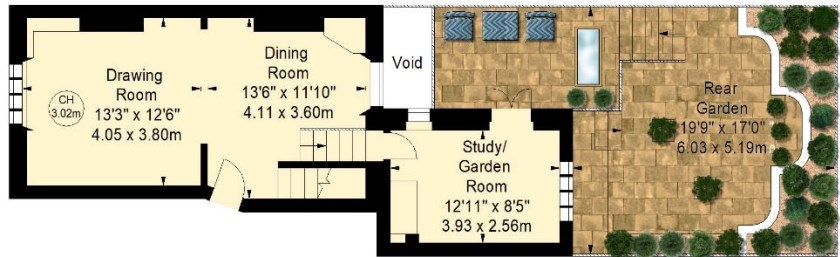
Approximate gross internal area

1188 sq ft / 110.37 sq m

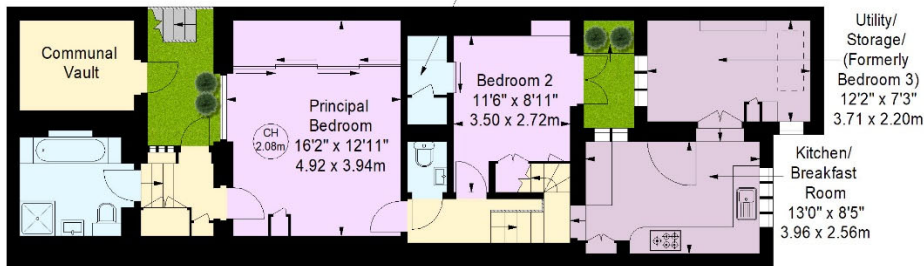
(Excluding Communal Vault)



Key :  
CH - Ceiling Height



Ground Floor



Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>74</b>	<b>82</b>	
England, Scotland & Wales	EU Directive 2002/91/EC	

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## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.