

ASTON CHASE

67-71 Park Road
Regent's Park
London, NW1 6XU
020 7724 4724
enquiries@astonchase.com

astonchase.com



OLD MARYLEBONE ROAD

London
NW1

Asking Price
£850,000

Multiple Agent

A stylish two-bedroom apartment (83.89 sq m / 903 sq ft) situated on the first floor of a contemporary development in the heart of Marylebone.

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Asking Price
£850,000
Subject To Contract

Multiple Agent

Leasehold 969 Years

Service Charge: £6017 P/A
(Including Reserve Fund)

Ground Rent: £250 P/A

The apartment is finished to a high standard and offers a generous reception/dining room, a modern fully fitted kitchen, a principal bedroom with en suite shower room, a double second bedroom, and a separate bathroom. Further benefits include excellent natural light, lift access, a daytime porter, and secure allocated parking.

The development is ideally located moments from the amenities of Baker Street and Marylebone High Street. Transport links include Baker Street Underground, Marylebone Station, and nearby connections via Paddington.



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ACCOMMODATION

- Separate Kitchen
- Two Double Bedrooms
- Main Bedroom En-Suite
- Family Washroom

AMENITIES

- Lift
- Day Porter
- Underground Parking Space

COUNCIL TAX: G

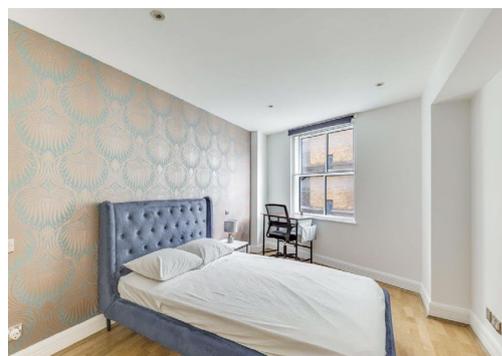
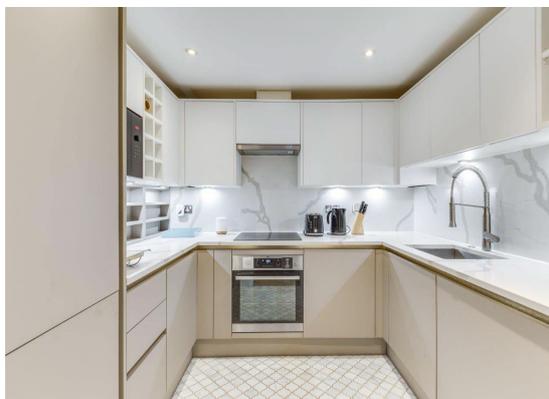
EPC RATING: 83



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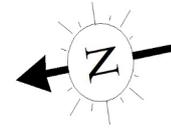
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Old Marylebone Road, NW1

Approximate gross internal area

83.89 sq m / 903 sq ft

Key :
CH - Ceiling Height



Second Floor



Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.