



GLOUCESTER PLACE LONDON, W1U

£950,000
LEASEHOLD

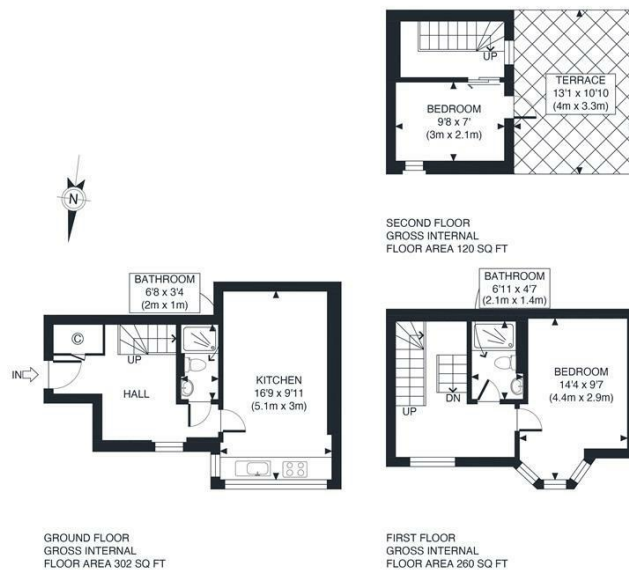
Set within an attractive Georgian building on Gloucester Place, this well-presented two-bedroom apartment offers spacious accommodation arranged over three floors, together with a private roof terrace.

The property features a bright open-plan kitchen and reception room, two bathrooms and a generous principal bedroom with built-in storage and an attractive bay window. The upper floor provides a versatile additional room, ideal as a study or home office, with direct access to the private roof terrace. Further benefits include high ceilings and wooden flooring throughout.

Ideally positioned in the heart of Marylebone, the property is within easy walking distance of Marylebone High Street, Oxford Street and Regent's Park. Baker Street and Bond Street Underground stations are also nearby, providing excellent transport links across London.

The apartment would make an ideal London home, pied-à-terre or investment opportunity, approaching a 5% return.

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APPROX. GROSS INTERNAL FLOOR AREA 682 SQ FT / 63 SQM	Gloucester Place
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/04/23
	photoplan



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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