



Hampden Gurney Street

, Marylebone, W1H 5AX

Asking Price £900,000

****This property is to be sold in a 'Shell condition' and requires COMPLETE RENOVATION ****

A spacious three double bedroom apartment, situated on the FIRST FLOOR of this small residential building with lift and secure underground parking space FOR ONE CAR. Only minutes' walk to Marble Arch, Oxford Street, and Hyde Park.

This property comprises: large entrance hallway; reception/dining room with double doors leading to a communal terrace; separate large fitted kitchen; master bedroom with en-suite room; and an area for a family bathroom to be fitted. The flat benefits from its own gas central heating.

Tenure:- Leasehold Years Remaining:- 2155

Service Charge:- £1,039.10 quarterly Council:- Westminster City Tax Band- G

Reserve Charge:- £1,466.25 quarterly

- Three Double Bedrooms
- Two Bathrooms (1 e/s)
- Fitted kitchen
- Wooden Flooring
- Parking for one car
- Terrace and Lift
- Close to Marble Arch and
- Hyde Park

Viewing

Please contact our Messila Residential Office on 020 7586 6699 if you wish to arrange a viewing appointment for this property or require further information.



3



2

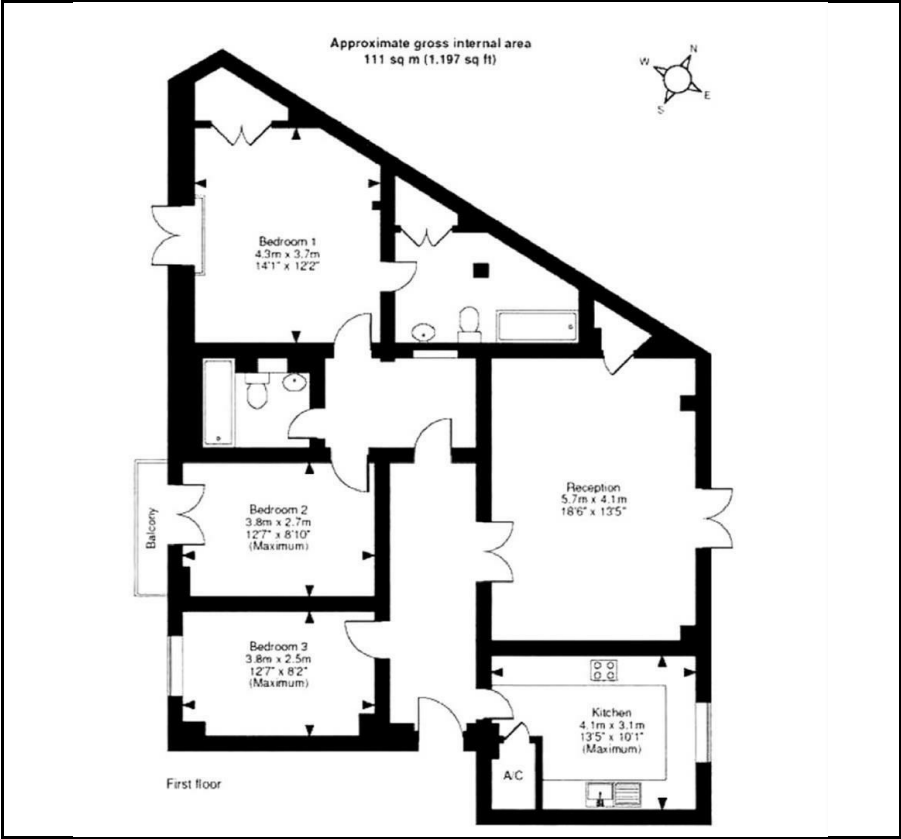


1



C

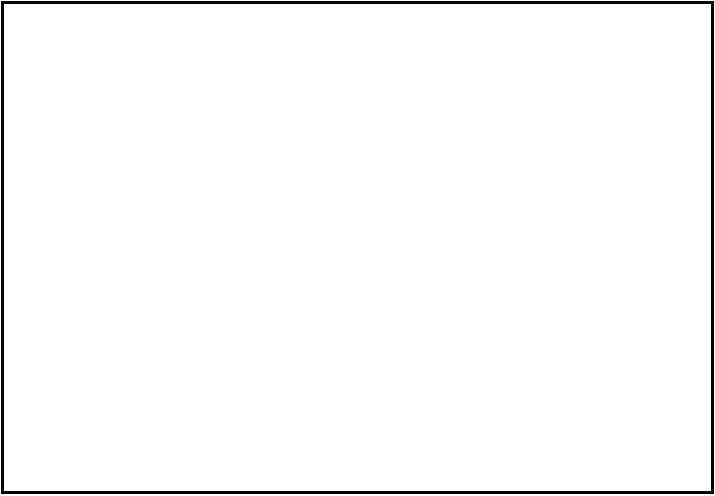
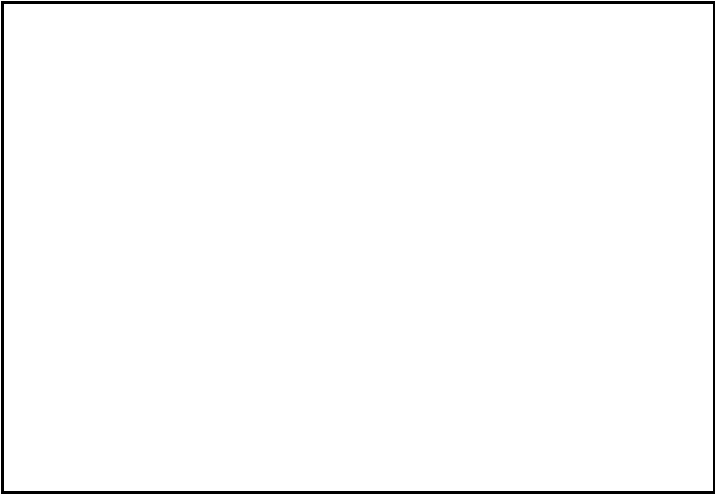
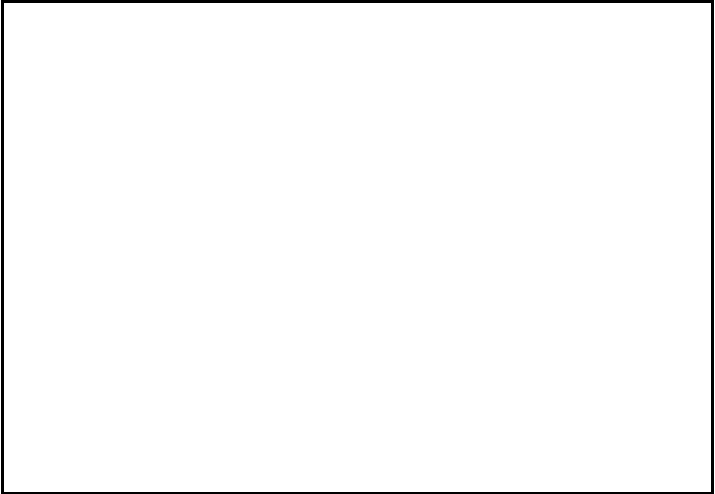
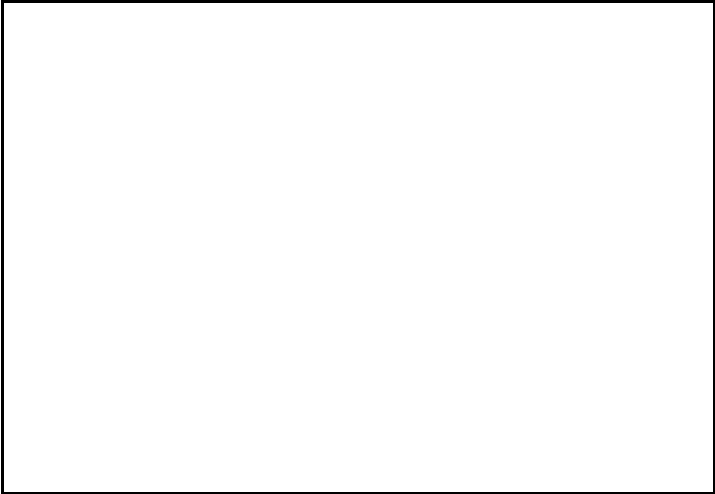
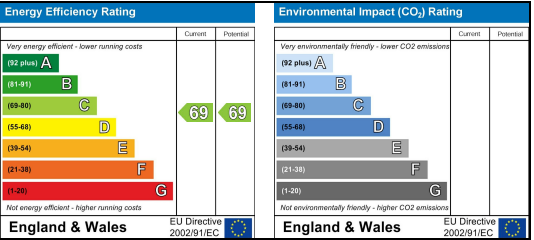
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.