



49 HALLAM STREET,  
MARYLEBONE, W1W  
Asking Price £500,000 Leasehold

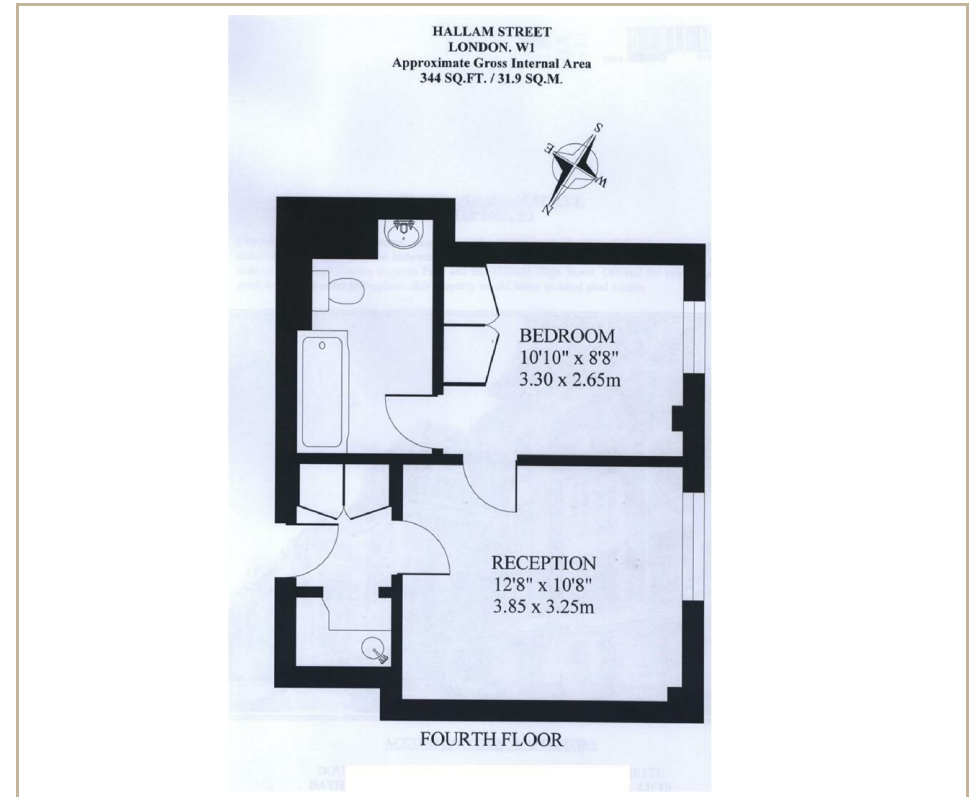
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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

SOLE AGENTS NAPIER WATT are pleased to offer this charming, compact one bedroom fourth floor apartment (with lift) situated in a sought after 24hr portered block. The apartment has been well maintained and boasts bright rooms. Ideally located on Hallam Street, running parallel to Portland Place, offering easy access to the West End, Marylebone High Street and Regents Park.

NO ONWARD CHAIN



## TERMS

Annual service charge (to include heating and hot water) £2,789 per half year in reserve fund

Ground Rent is £100pa

Leasehold 900 + years remaining

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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