

DRUCE

Brendon House Nottingham Place, Marylebone, W1

A really spacious 738 sq ft one bedroom apartment situated on the first floor of this superb purpose built block. Being on the first floor this apartment offers fantastic ceiling height and large windows which is a real selling point. As you enter the property you are welcomed by a large hallway with built in storage. The bedroom and reception rooms are a very generous size, especially for a one bedroom apartment. At the end of the hallway you have the fully fitted kitchen and bathroom. This size of one bedroom apartment rarely come to the market and would make a perfect Pied à Terre.

Brendon House is situated moments away from the ever popular Marylebone High Street and within walking distance to Regent's Park and Baker Street Underground Station.



**£1,100,000 STC
SHARE OF FREEHOLD**

Telephone: 0207 935 6535 www.druce.com

Druce Residential, 61 Weymouth Street, London, W1G 8NR

Fax: 0207 935 0933 w1sales@druce.com

Accommodation

Entrance Hall * Reception Room * Kitchen * Bedroom * Bathroom

Amenities

High Ceilings * Lift * Wood Floors



Terms

Tenure: Share of Freehold

Service Charge: Approximately £4,870 per annum (Reviewed annually)

Ground Rent: Peppercorn

EPC Rating C

Council Tax Band G (Westminster)

Price: £1,100,000 STC



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1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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Kitchen



Bathroom

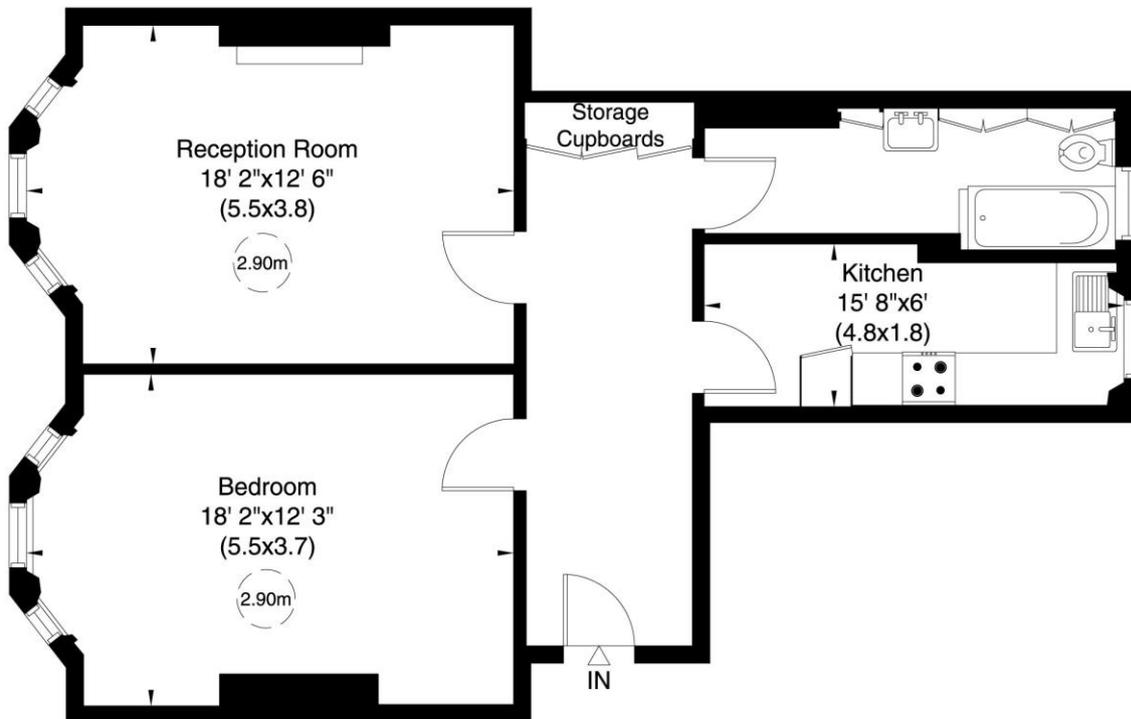
Brendon House, Nottingham Place, W1

Gross internal area (approx.)

69 Sq m (738 Sq ft)

For identification only, Not to Scale

capital 020 8671 7722



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).