



Hallam Street, W1W
Guide Price of £715,000, Leasehold

Anderson//Rose



Hallam Street, W1W

This is a rare opportunity to acquire a fantastic one-bedroom apartment, set within a highly desirable mansion block in an amazing location.

The apartment profits from a south facing elevation and is filled with an abundance of natural daylight combined with excellent ceiling volumes throughout. Comprising of a good-sized reception and dining room and an open plan modern kitchen with excellent appliances. The bedroom which has plenty of wardrobe space and a large family bathroom. The flat further benefits from the buildings flawless 24-hour concierge service and passenger lift, as well as a long term lease.

49 Hallam Street is a handsome red brick mansion block located on Hallam Street, which is a quiet and leafy residential street nestled in the centre of Fitzrovia. Some of London's most illustrious streets such as, Great Portland Street, Portland Place, Regents & Oxford Street are quite literally on your doorstep and provide an array of world class amenities to choose from. In addition to all of this, His Majesty's open green spaces and boating lakes of Regents Park are just up the road. As for public transport, you are spoilt for choice with three tube stations nearby which are, Regents Park (Bakerloo Line), Great Portland Street (Circle Line) & Warren Street (Northern & Victoria Lines), which all provide a simple commute across the capital.

Service charge: £7,200 per annum

Ground rent: £30 per annum

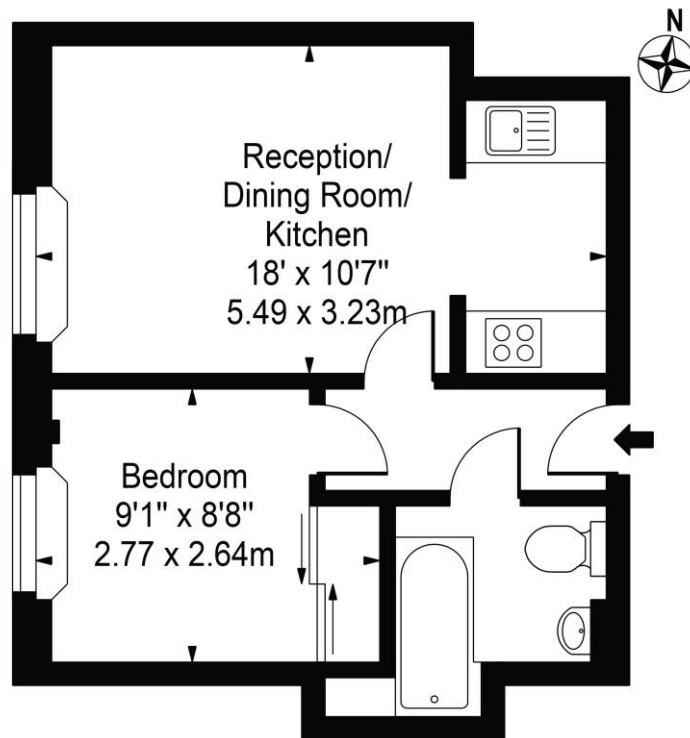
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Approx. Gross Internal Area 374 Sq Ft - 34.74 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 detailed 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 also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.