



DORSET SQUARE, MARYLEBONE, NW1
GUIDE PRICE £445,000 SHARE OF FREEHOLD

FOUR RUNS.... LOCATED IN NW1 - A WELL-PROPORTIONED, SHARE OF FREEHOLD, BEAUTIFULLY APPOINTED STUDIO APARTMENT, LOCATED IN ONE OF LONDON'S FINEST GARDEN SQUARES - DORSET SQUARE. THE APARTMENT IS SET WITHIN A HANDSOME, GEORGIAN, GRADE II FORMER TOWN HOUSE AND FEATURES AIR CONDITIONING, UNDERFLOOR HEATING, HARDWOOD FLOORING, WET ROOM, AND GERMAN APPLIANCES IN THE KITCHEN.

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DESCRIPTION:

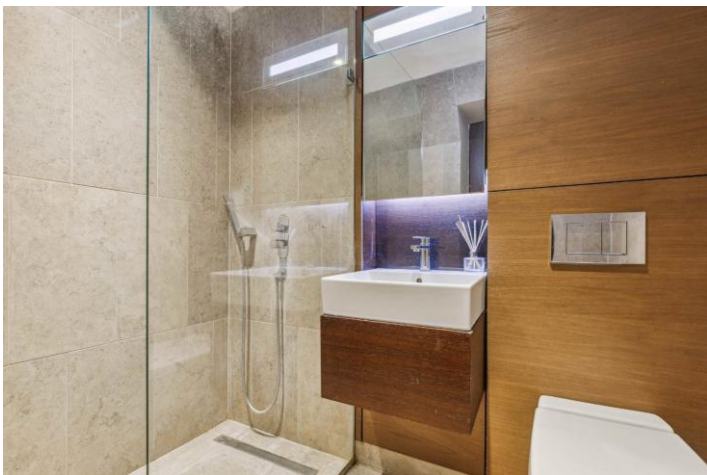
Dorset Square once known as 'Dorset Fields' and the former home to Lords cricket ground is enviably located. The property is well served for transport links, with close proximity to both Baker Street (about 0.2 mile) and the nearest main line station; Marylebone Station (about 0.1 mile) Only a short stroll away, the open green space of London's Royal Park - 'Regents Park' and close proximity to the world-renowned "Harley Street" (about 0.6 mile).

LEASE, PLUS SHARE OF FREEHOLD: ABOUT 980 YEARS REMAINING | SERVICE CHARGE - ABOUT £2,200 PER ANNUM | GROUND RENT - PEPPERCORN | COUNCIL TAX BAND: D



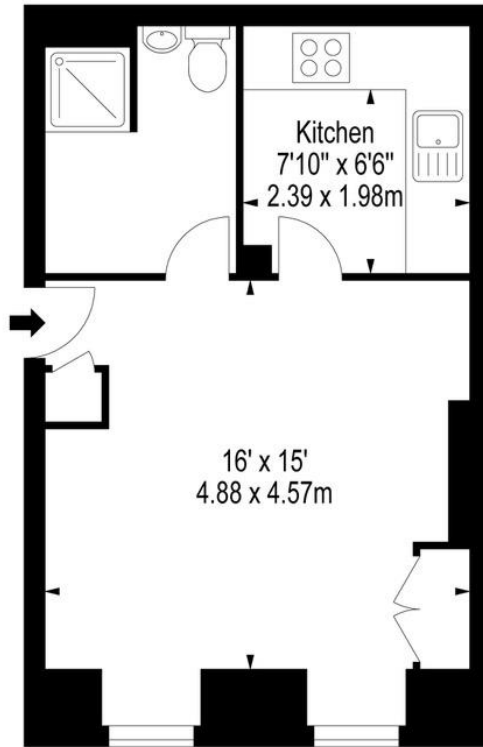
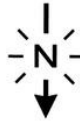
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Dorset Square,
Marylebone, NW



Approx Gross Internal Area **360 Sq Ft - 33.44 Sq M**

Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
Floor Plan by www.elegantmediasolution.com

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(39-48) F		
(31-38) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 980 year and 11 months

Service Charge: ABOUT £2,200 per annum

Ground Rent: Peppercorn

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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