



DORSET SQUARE, MARYLEBONE, NW1
GUIDE PRICE £400,000 LEASEHOLD

FOUR RUNS.... LOCATED IN NW1 - A WELL-PROPORTIONED, LONG LEASE, 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.

Paddington | 020 7467 5770 | paddingtonwinkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



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).

LEASEHOLD: ABOUT 980 YEARS REMAINING | SERVICE CHARGE - ABOUT £2,200 PER ANNUM | GROUND RENT - PEPPERCORN | COUNCIL TAX BAND: D



Winkworth

for every step...

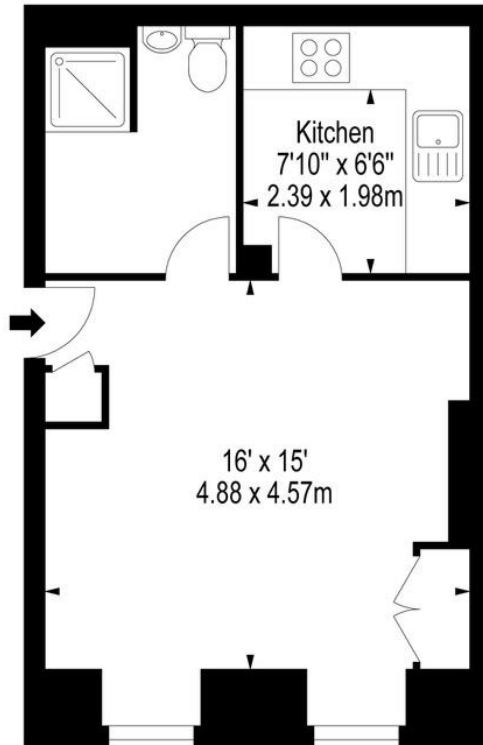
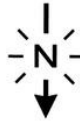


Winkworth

for every step...

winkworth.co.uk

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		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Tenure: Leasehold

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.

Paddington | 020 7467 5770 | paddingtonwinkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.