HALLAM STREET, LONDON, W1W
£360,000 LEASEHOLD

A GROUND FLOOR STUDIO FLAT IN AN IMPRESSIVE PORTERED RED-BRICK EDWARDIAN MANSION BUILDING BEAUTIFULLY LOCATED AT THE CLOSED END OF HALLAM ST ON THE BORDERS OF FITZROVIA AND MARYLEBONE.

LEASEHOLD: 24 JUNE 2113 SO 89+ YEARS REMAIN | GROUND RENT: £75 PA | SERVICE CHARGE: £5400PA INC CONCIERGE, CH + HW PLUS £1176 RESERVE FUND | WESTMINSTER BAND C £770

West End | 020 7240 3322 | westend@winkworth.co.uk

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DESCRIPTION:

The apartment would make an ideal pied-a-terre or rental investment. There is an entrance lobby, kitchenette, studio room and a bathroom. The common parts of the building and are in very good order. The position of 105 Hallam Street at the closed-off northern end gives good access to Regent's Park, Marylebone High Street, Euston Road, Oxford Street and The West End. The Flat is 400 yards from Regents Park. Euston Station is also nearby as is UCL, UCH & SOAS. The nearest Underground Stations are Regent's Park, Gt Portland St and Warren Street.
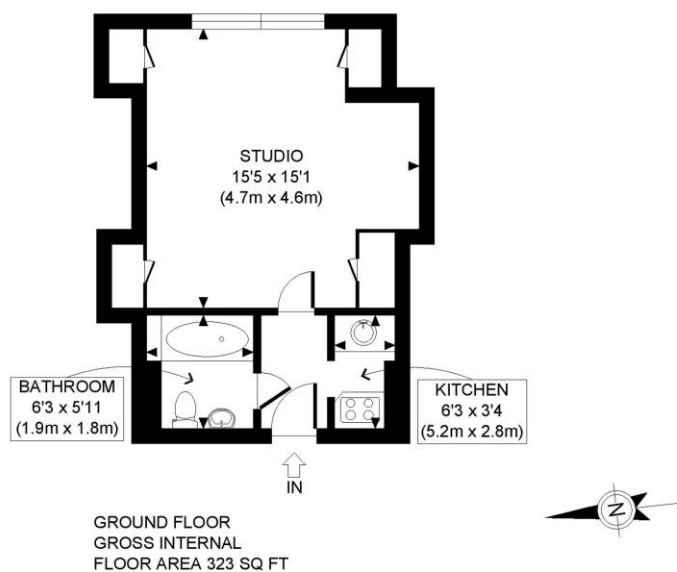

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STUDIO
15'5 x 15'1
(4.7m x 4.6m)

BATHROOM
6'3 x 5'11
(1.9m x 1.8m)

KITCHEN
6'3 x 3'4
(5.2m x 2.8m)

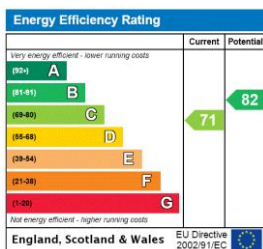IN

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 323 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 323 SQ FT/ 30 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows,
rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.

Tenure: Leasehold

Term: Expires - 2113

Service Charge: £5,400 per annum

Ground Rent: £75 Annually (subject to increase)

Council Tax Band: C

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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