De Walden Street, Marylebone, W1G

2 bedroom flat - £2,000,000 leasehold

Marylebone and Mayfair Sales

De Walden Street, Marylebone, W1G

£2,000,000 leasehold 2 bedroom flat

Foxtons.co.uk/13418808

A beautifully presented two bedroom house set on a sought after Marylebone street, offering stylish interiors, open plan living, quality finishes and excellent natural light throughout, moments from shops and transport.

KEY FEATURES

- Bright open plan reception benefiting from modern fitted kitchen with integrated appliances
- Private front entrance
- Two generous double bedrooms
- Contemporary bathrooms with clean finishes
- Well planned layout arranged over multiple levels
- Wood flooring throughout
- Excellent natural light across all levels

LOCAL AREA

De Walden Street is a charming and highly regarded Marylebone address, close to boutique shops, cafes and restaurants, with Oxford Circus, Regent Street and excellent transport links all within easy reach.

Bank DLR Station
Central Northern Waterloo & City DLR lines, Zone 1

Tower Gateway DLR Station
DLR line, Zone 1

Shadwell DLR Station
DLR Windrush lines, Zone 2

Representation of current layout, gross internal floor area is approximately 1,083 Sq Ft (Sq M)

Foxtons Marylebone and Mayfair

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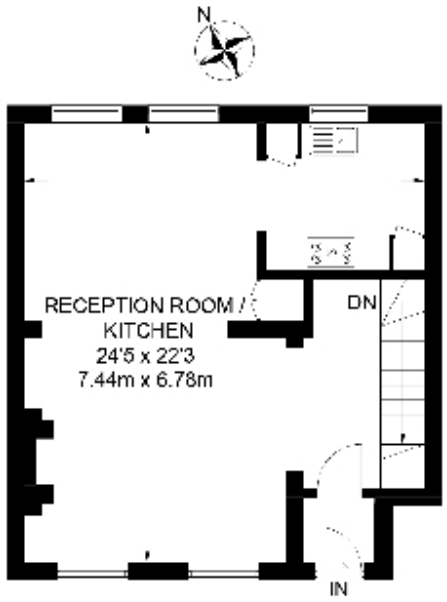
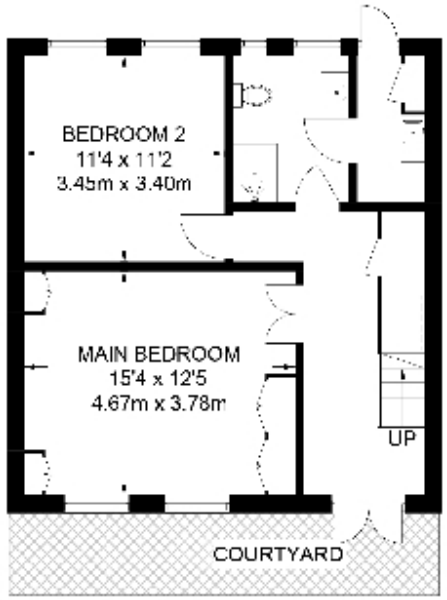


GROUND FLOOR
535 SQ FT / 49.7 SQ M



LOWER GROUND FLOOR
549 SQ FT / 50.9 SQ M

APPROXIMATE GROSS INTERNAL AREA
1083 SQ FT / 100.6 SQ M

This plan has been drawn for illustrative and identification purposes only.

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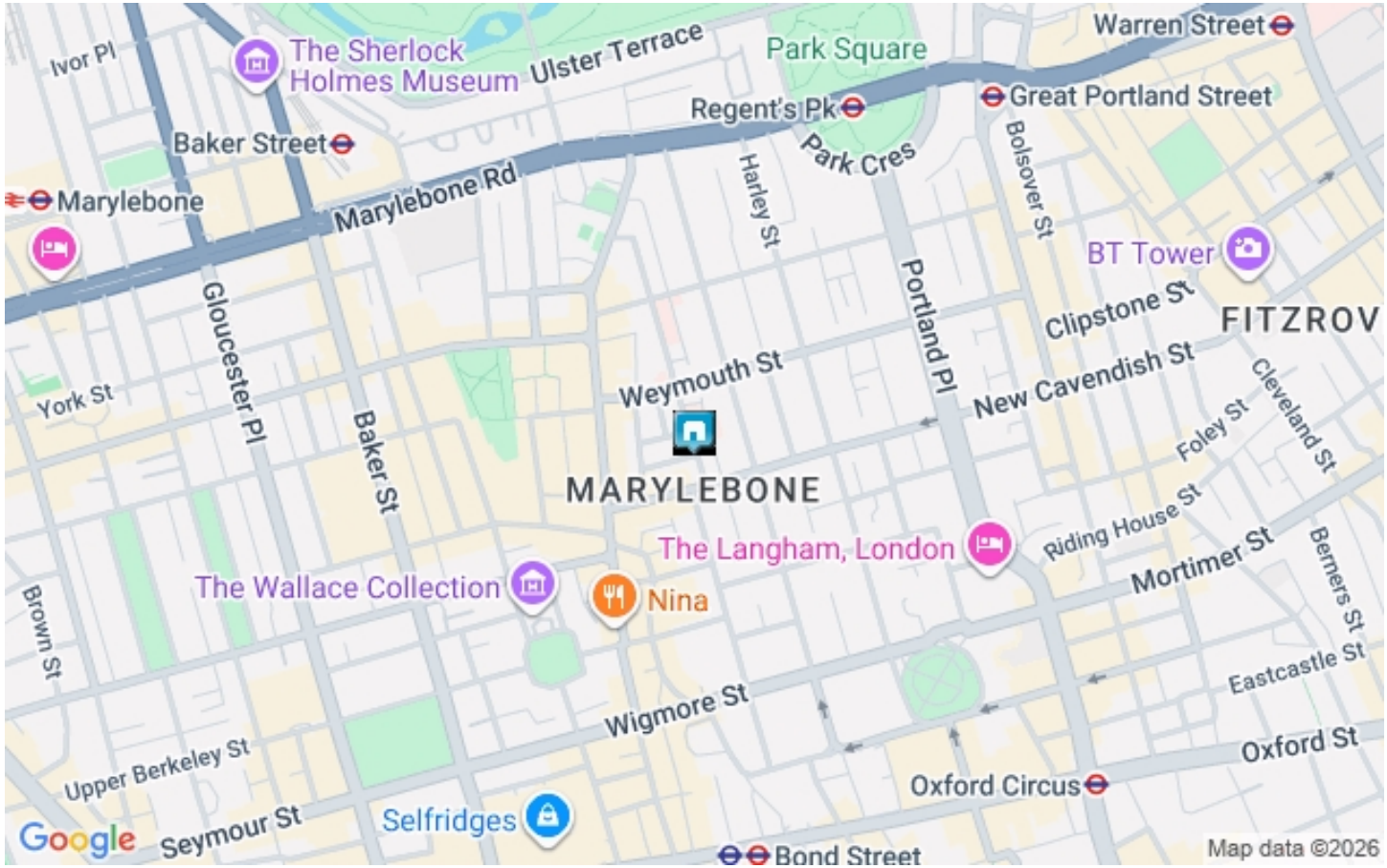

Tenure	**Leasehold**
Lease Expires	**22/06/2152**
Ground Rent	**£200.00 per annum**
Service Charge	**£2,432.00 per annum**
Local Authority	**The City Of Westminster**
Council Tax	**£1,746 per year (Band G)**

Energy Performance Certificate

Awaiting EPC, or not applicable

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

MARL

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