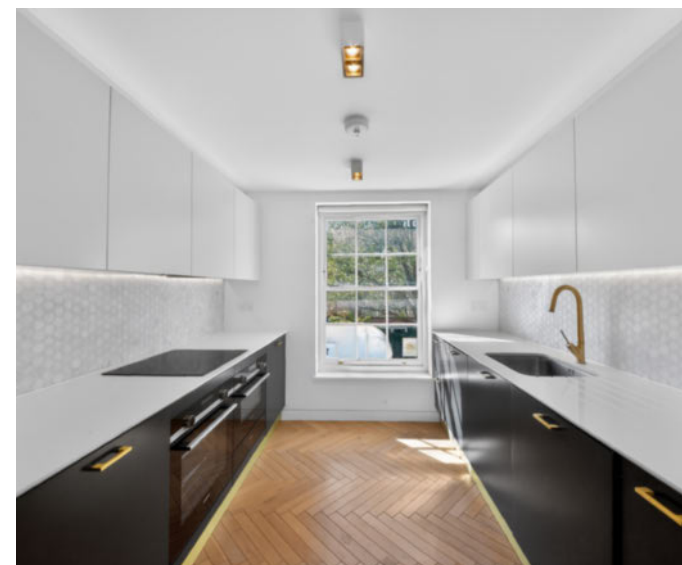




Enford Street, Marylebone, W1H

OIEO **£900,000** | Leasehold



Enford Street, Marylebone, W1H

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Nearby Regents Park
-  Local Amenities
-  0.2 MI Edgware Road

A beautifully presented, two bedroom apartment set within an elegant period building in the heart of Marylebone.

This exceptional home offers a bright and generously proportioned living and dining area, a fully fitted contemporary kitchen, and two well-sized bedrooms with built-in wardrobes. The principal bedroom benefits from a stylish en-suite, complemented by a sleek, modern family bathroom.

Ideally positioned, both Regent's Park and Hyde Park are within easy reach, along with the excellent selection of boutiques, cafés, bars, and restaurants found on Baker Street and Marylebone High Street.

Transport links are superb, with Baker Street Underground Station (serving the Hammersmith & City, Jubilee, Bakerloo and Metropolitan lines) nearby. Paddington Station is also close at hand, providing swift access to Heathrow Airport via the Heathrow Express.

Tenure:	Leasehold (243 years remaining)	Local Authority:	City Of Westminster
Ground Rent:	£400 p.a.	Council Tax Band:	H
Service Charge:	£2,329 p.a.	EPC:	C

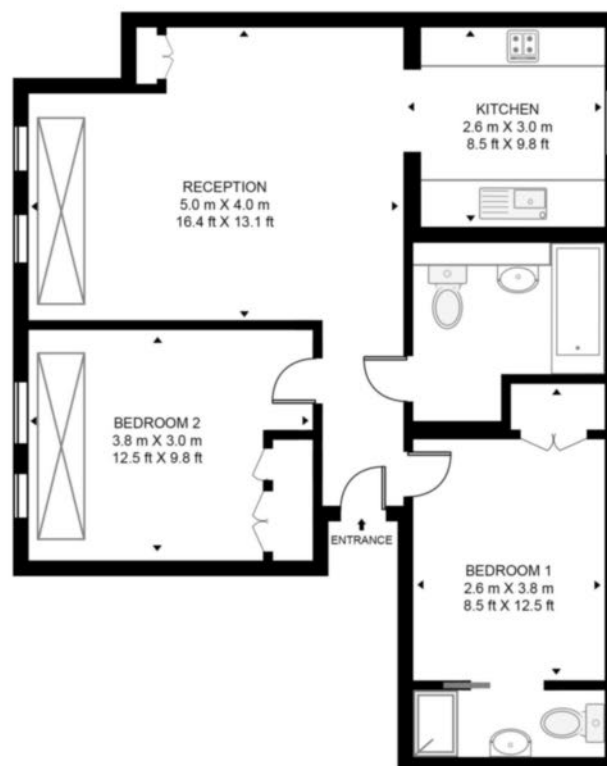


Floorplan

625 sq ft | 58.1 sq m



ENFORD STREET, W1H
APPROXIMATE GROSS INTERNAL FLOOR AREA 625 SQ.FT (58.1 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

City & Aldgate

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Sales

020 7488 2777 | city.sales@chaseevans.com

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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