ROBERT IRVING BURNS

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Penfold Street, St John's Wood, NW8

Asking Price £750,000

Leasehold (January ,2998)

About this property

A rare opportunity to purchase this fabulous, duplex apartment situated on the ground and first floors of this much sought after, 1930's art deco Wallis Building with underground PARKING and day CONCIERGE. Ideally located on the borders of Marylebone and St Johns Wood.

This spacious property (915 sq. ft.) benefits from hard wood floors and an abundance of natural light throughout. Comprising a spacious, fully equipped, contemporary kitchen with dining area and raised reception area, two double bedrooms and two bathrooms (one en-suite). Further benefits include day concierge, communal terrace, passenger lift, exclusive access to a large storage unit in the basement and a secure underground parking space for one car.

The Wallis Building is superbly located just moments from the bustling Church Street market and a short walk to both Marylebone mainline station and Bakerloo underground station. The canal ways of Little Venice and the amenities of St John's Wood are also within easy walking distance.







Tenure

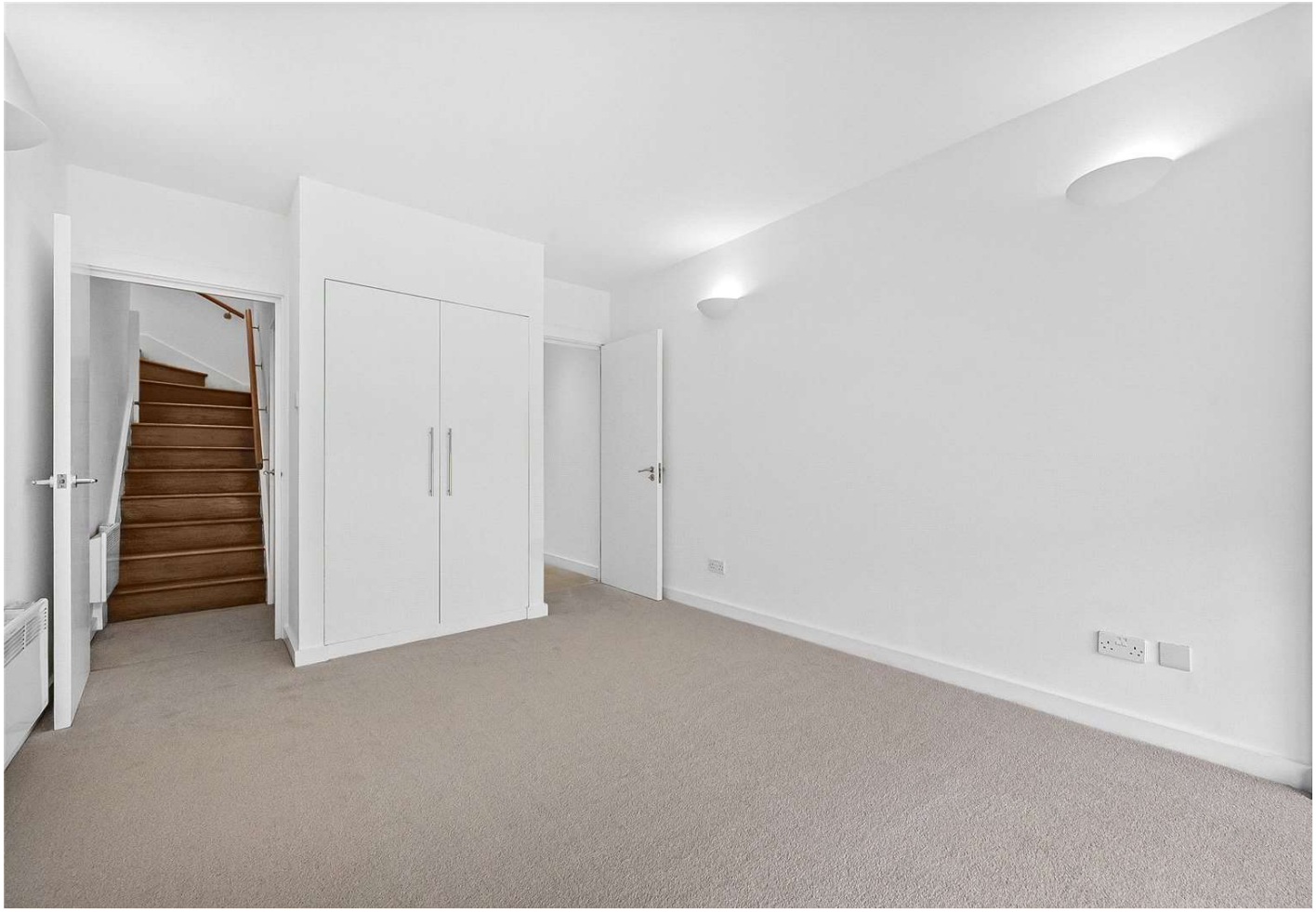
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Ground Rent: £0pa

Service Charge: £6,500pa

Energy Performance

EPC Rating = E



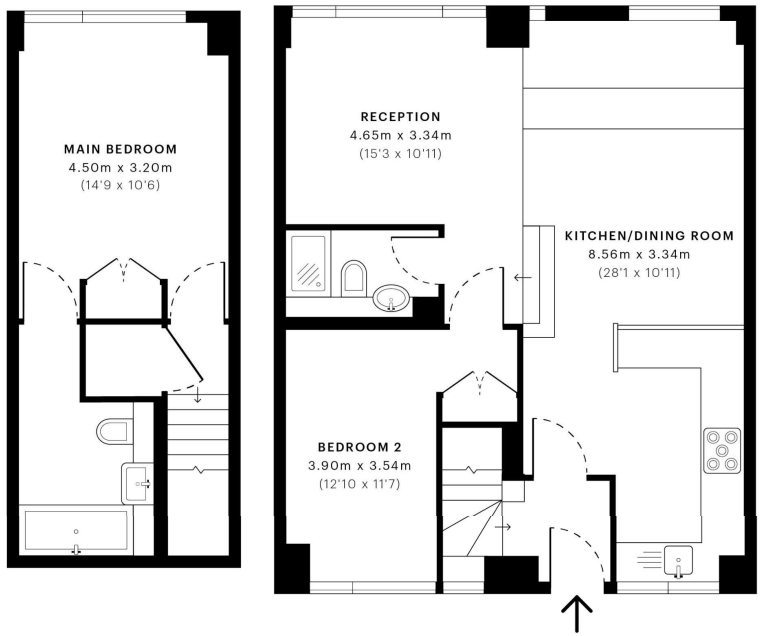




Wallis Buildings, NW8

CAPTURE DATE 28/03/2022 LASER SCAN POINTS 2,143,736

GROSS INTERNAL AREA
85.08 sqm / 915.79 sqft



— Ground Floor — First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.08 sqm / 915.79 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
77.60 sqm / 835.28 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.70 sqm / 7.53 sqft

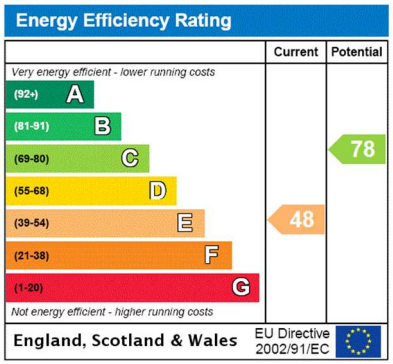
spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 84.22 sqm / 906.54 sqft
IPMS 3C RESIDENTIAL 78.90 sqm / 849.27 sqft

SPEC ID 623af09d09ace90e576f4a46



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Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or ay part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.