# Daventry Street NW1

£500,000 Leasehold

CLUTTONS



# Daventry Street

**An exceptionally rare opportunity to acquire a one-bedroom apartment in Marylebone with private garden and a garage.**

Flooded with natural light, this one-bedroom apartment offers a well-proportioned reception room, kitchen, bathroom and double bedroom benefitting from direct access to a private patio garden creating an outdoor retreat, rarely found in such a central location. Completing the property is a private garage, comfortably sized to accommodate a large car or used as storage - an invaluable asset in this prime London address.

Perfectly situated as a Marylebone home, investment or pied-a-terre, this charming apartment combines practicality, comfort and exclusivity.





## Location

Daventry Street is ideally positioned in Marylebone NW1, offering a balance of village-style charm and Central London convenience. The area is close to the amenities of Baker Street, Marylebone High Street and the green open spaces of Regents Park and Hyde Park. Excellent transport links are close at hand, including Baker Street, Marylebone, Edgeware Road and Paddington Stations, providing swift access across London and beyond.

Leasehold - 977 years
Service Charge - £1,240
Ground rent - peppercorn
EPC - C
Council Tax - E

'Please note, this property has been digitally staged with furnishings to provide practical guidance on how the space could be used and presented'













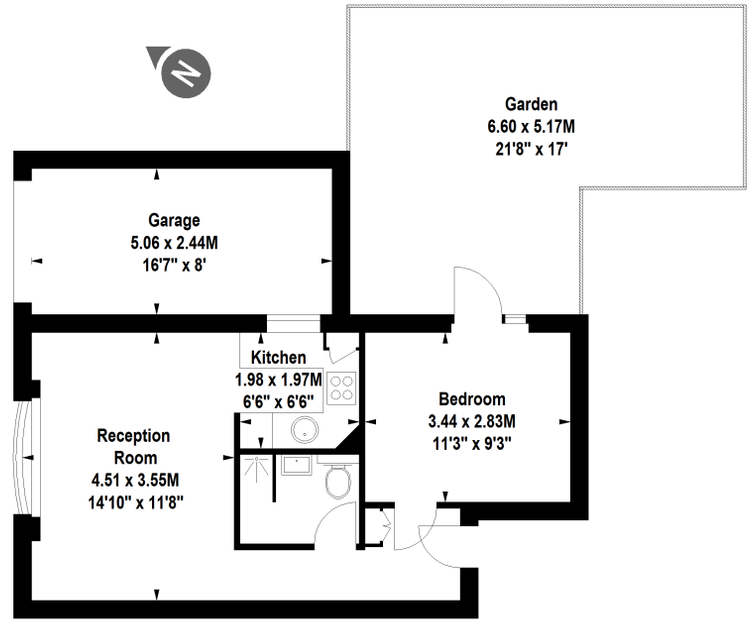


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# Daventry Street, NW1

**Approximate Gross Internal Area 38.02 sq m (409 sq ft)**
**(Excluding Garage of Approximately 12.35 sq m (133 sq ft))**

**Approximate Area of Garden 28.22 sq m (304 sq ft))**




## Ground Floor

**hydepark@cluttons.com** **020 7262 2226** **cluttons.com**

Floor Plan produced for Cluttons by Mays Property Marketing © . Tel 020 3397 4594
Illustration for identification purposes only. Not to scale.
Orientation, measurements, and other details are approximate and for guidance only,
purchasers should verify details independently.
Where a room has a sloping ceiling the dotted line marks 1.50M height,
and all measurements shown are at floor level.

Approximate gross internal area:
409 sq ft (38.02 sq m)
EPC rating: C | Ref: ALB260060

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For further details contact

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