ROBERT IRVING BURNS

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Devonshire Street, Marylebone, W1W

Asking Price £535,000 stc

About this property

A charming, one bedroom apartment situated on the fifth floor (with lift) of this well maintained, purpose built block lift with day porter, superbly located moments from Great Portland Street and a short walk to Marylebone High Street.

Perfectly located, residents are within easy reach of Marylebone High Street, Regent's Park, and the West End's vibrant dining and cultural scene.

The transport links are excellent from nearby Great Portland Street (O.2 miles), Regents Park (0.3 miles) Baker Street (0.9 miles) and Edgware Road (1.2 miles) underground stations. Euston (0.8 miles), Marylebone (0.9 miles), Kings Cross St. Pancras (1.3 miles) and Paddington (1.6 miles) train stations, as well as access to the West and Heathrow via the A40.

(Please note all distances are approximate)

Tenure
Leasehold (July ,2114)

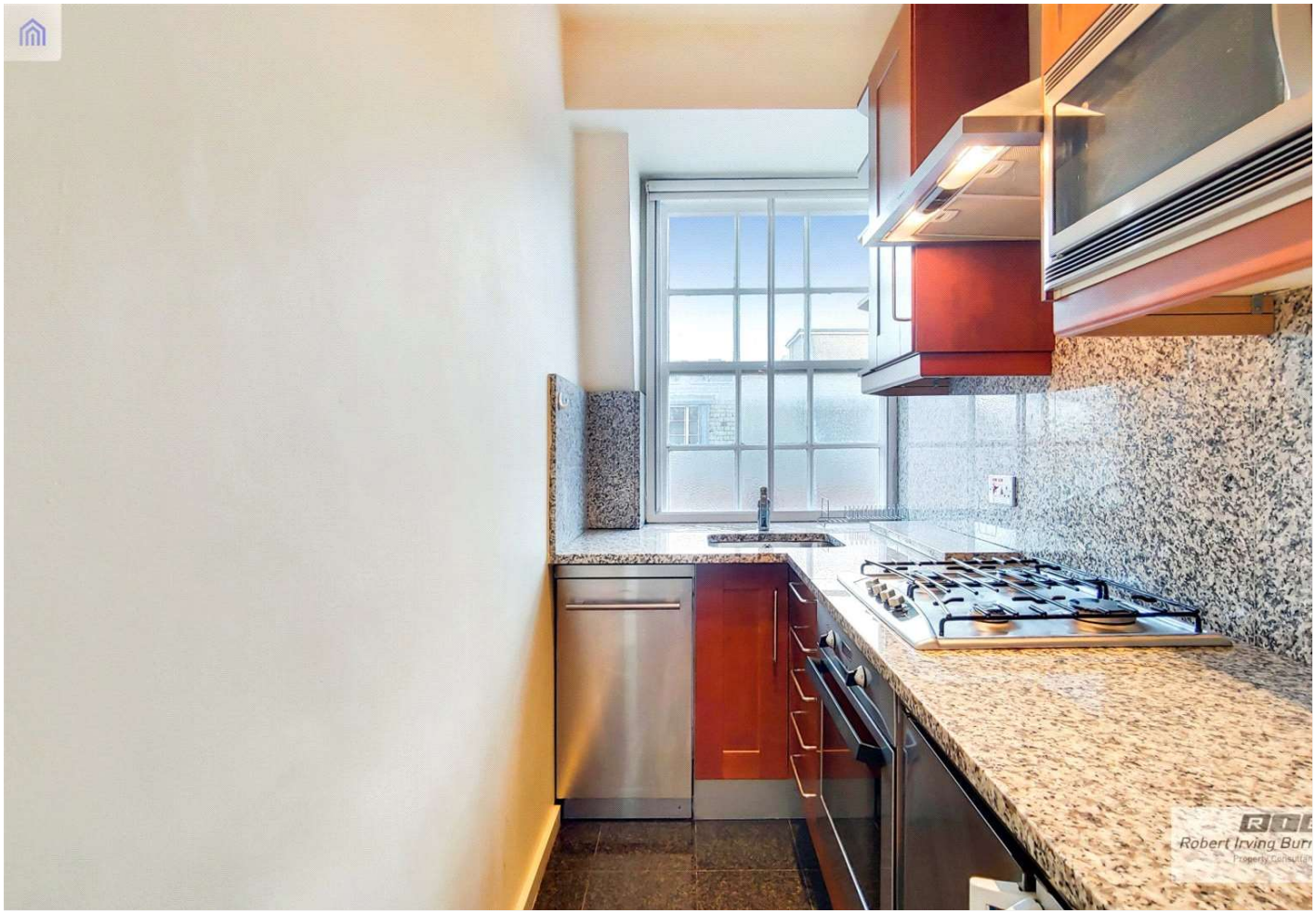
Local Authority
Westminster

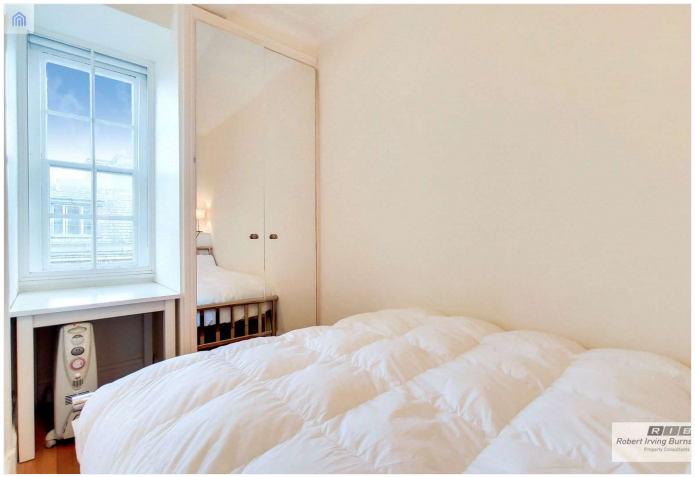
Council Tax:
E

Ground Rent: TBC

Service Charge: £4,243pa

Energy Performance
EPC Rating = D



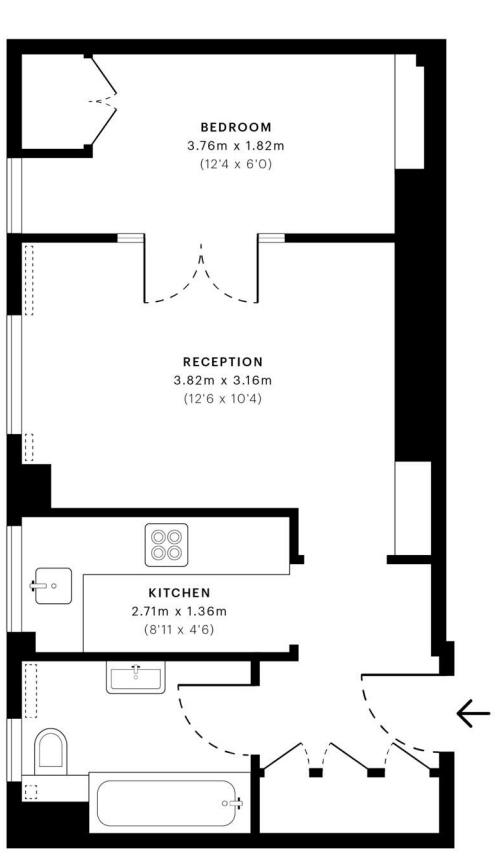


Robert Irving Burns
Property Consultants

Goodwood Court, W1W

CAPTURE DATE 10/02/2021 LASER SCAN POINTS 1,377,052

GROSS INTERNAL AREA
32.38 sqm / 348.54 sqft



— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
32.38 sqm / 348.54 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
29.44 sqm / 316.89 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.23 sqm / 2.48 sqft

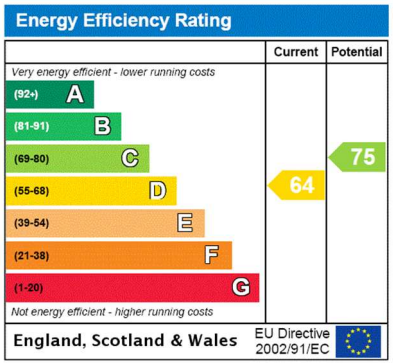
spec Verified

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 31.59 sqm / 340.03 sqft
IPMS 3C RESIDENTIAL 29.45 sqm / 317.00 sqft

SPEC ID 60215092ac3ca60de897f29a



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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