



**HALLAM STREET, LONDON, W1W**  
£1,500,000

**Carter Jonas**



# HALLAM STREET, LONDON, W1W

Just moments from Oxford Circus, this spacious two-bedroom, apartment in a newly refurbished mansion block offers superb potential.

Located within a prestigious mansion block just moments from Oxford Circus, this spacious two-bedroom apartment offers an exceptional opportunity in the heart of the West End. The building has recently undergone significant refurbishment and benefits from two lifts and a dedicated concierge service.

The apartment features well-proportioned rooms throughout, including a separate dining room, a generous living room, and a fully fitted kitchen. Both bedrooms are ensuite, making the property ideal for both entertaining and everyday living.

With superb potential for modernisation, this property provides the perfect canvas for an incoming buyer to create a truly bespoke central London home.

- Tenure: Leasehold (979 years approx remaining)
- Ground Rent: £15 pa approx.
- Service Charges: £13,000 pa approx.
- Council Tax: Band G
- EPC: Rating C
- Heating: Gas central heating

## AMENITIES

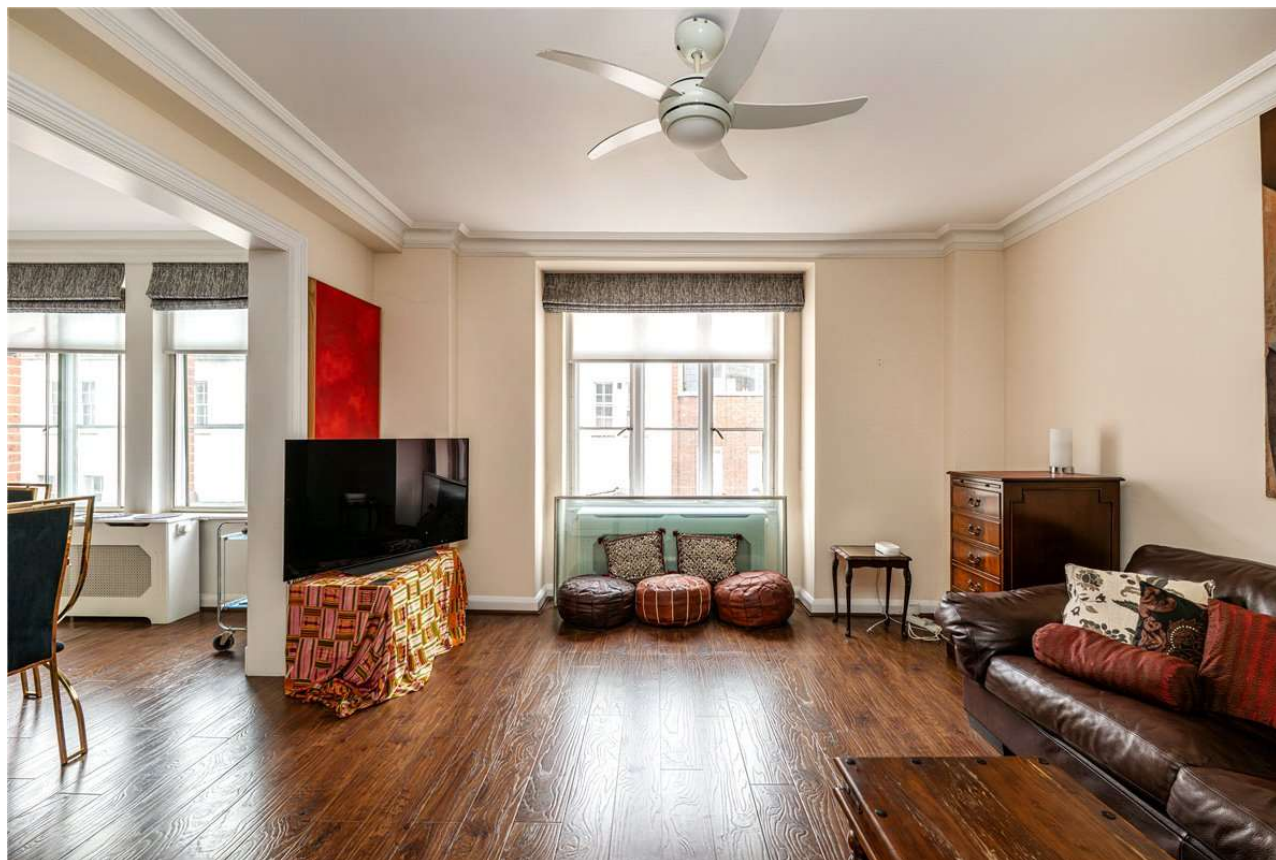
- 2 Bedrooms
- 2 Ensuite Bathrooms
- Concierge
- 2 Lifts

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** C

**JUST MOMENTS FROM OXFORD CIRCUS, THIS SPACIOUS TWO-BEDROOM, APARTMENT IN A NEWLY REFURBISHED MANSION BLOCK OFFERS SUPERB POTENTIAL.**

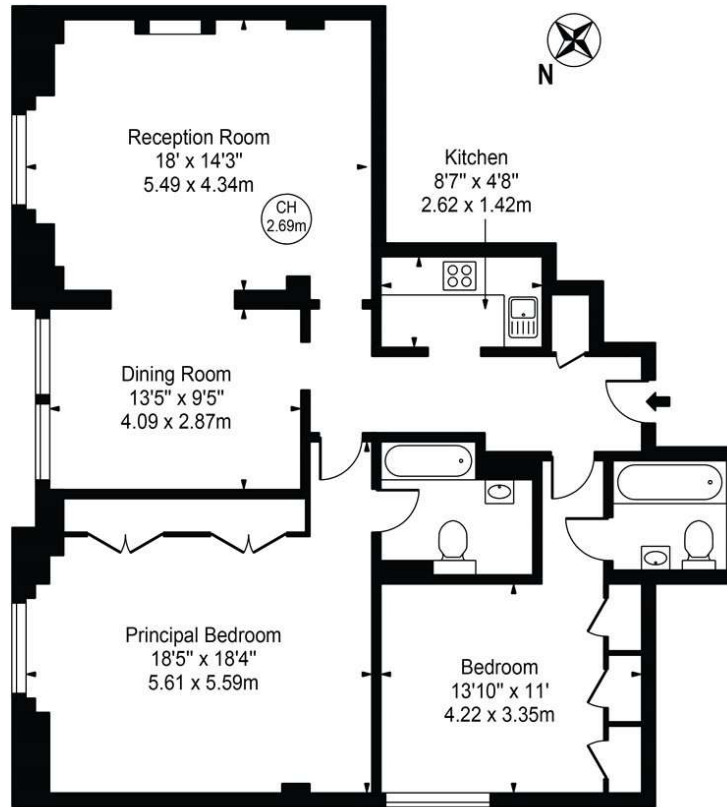






# Hallam Street

Approx. Gross Internal Area 1111 Sq Ft - 103.22 Sq M



## Third Floor

For Illustration Purposes Only - Not To Scale

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 81 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk  
18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk  
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