

BALCOMBE STREET, MARYLEBONE, NW1
£1,595,000

Carter Jonas

BALCOMBE STREET, MARYLEBONE, NW1

Located in the sought after Dorset Square Conservation Area this beautifully refurbished three bedroom apartment is arranged over the upper three floors of an elegant Georgian terrace. Offering over 1,200 sq ft of bright, intelligently designed living space, the property features a striking open plan kitchen/reception room with high ceilings and direct access to a west facing terrace, three double bedrooms each with its own en suite bathroom, excellent storage, a utility cupboard and high quality finishes throughout. The top floor principal suite has wall to wall French doors opening onto a second private roof terrace.

Quietly positioned moments from Regent's Park, Baker Street and Marylebone stations, this turnkey home benefits from a Share of Freehold and is offered chain free.

Tenure: Long Leasehold
Service Charge: Building Insurance only - £1,695.40 per annum
Ground Rent: N/A
Building Insurance due per Annum - £1,695.40
Council Tax: Band F (Westminster)
Heating and Hot Water: Gas
Parking: None included with apartment / On street may be available: https://www.westminster.gov.uk/parking/parking-residents

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk.

AMENITIES

- 3 Beds
- 3 Bathrooms
- 2 Private Terraces
- Share of Freehold

TENURE Leasehold

LOCAL AUTHORITY Westminster City Council

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LOCATED IN THE SOUGHT AFTER DORSET SQUARE CONSERVATION AREA THIS BEAUTIFULLY REFURBISHED THREE BEDROOM APARTMENT IS ARRANGED OVER THE UPPER THREE FLOORS OF AN ELEGANT GEORGIAN TERRACE.



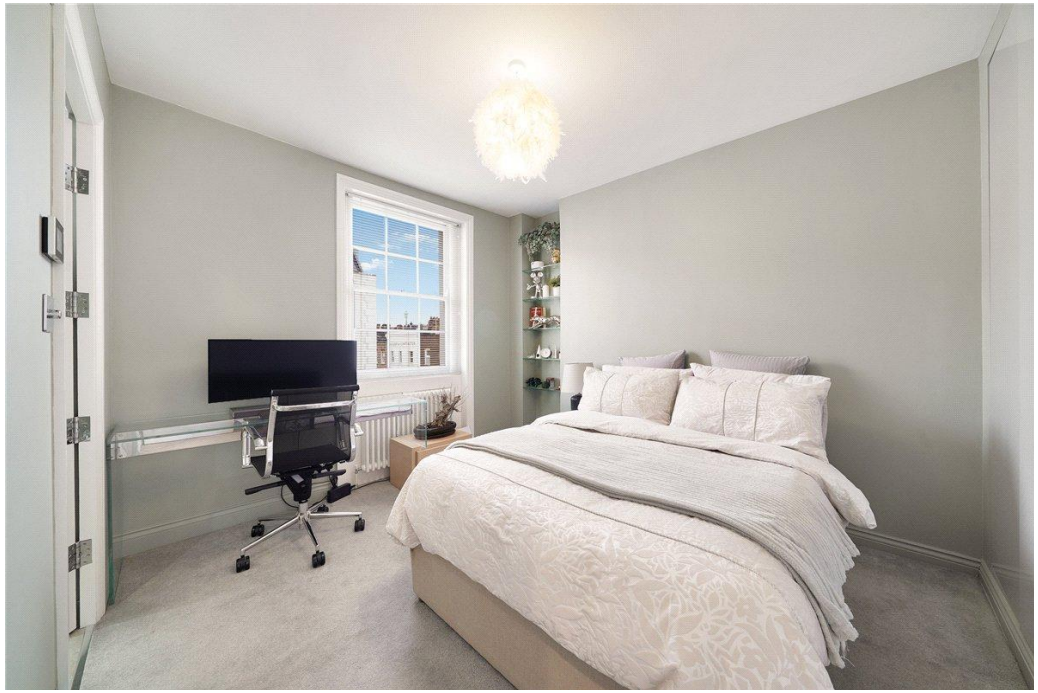






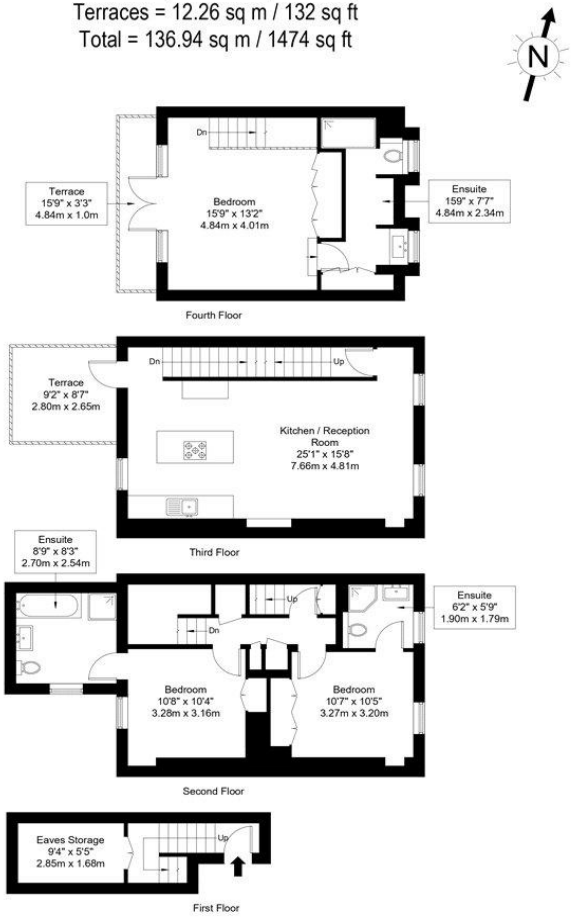


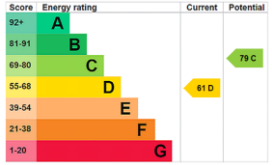




Balcombe Street, NW1 6NE

Approx Gross Internal Area = 119.72 sq m / 1289 sq ft
Eaves Storage = 4.96 sq m / 53 sq ft
Terraces = 12.26 sq m / 132 sq ft
Total = 136.94 sq m / 1474 sq ft





Ref :

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Mayfair 020 7493 0676

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

carterjonas.co.uk
Offices throughout the UK

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Classification L2 - Business Data