

Queen Anne Street W1G

£1,250,000 leasehold

CLUTTONS



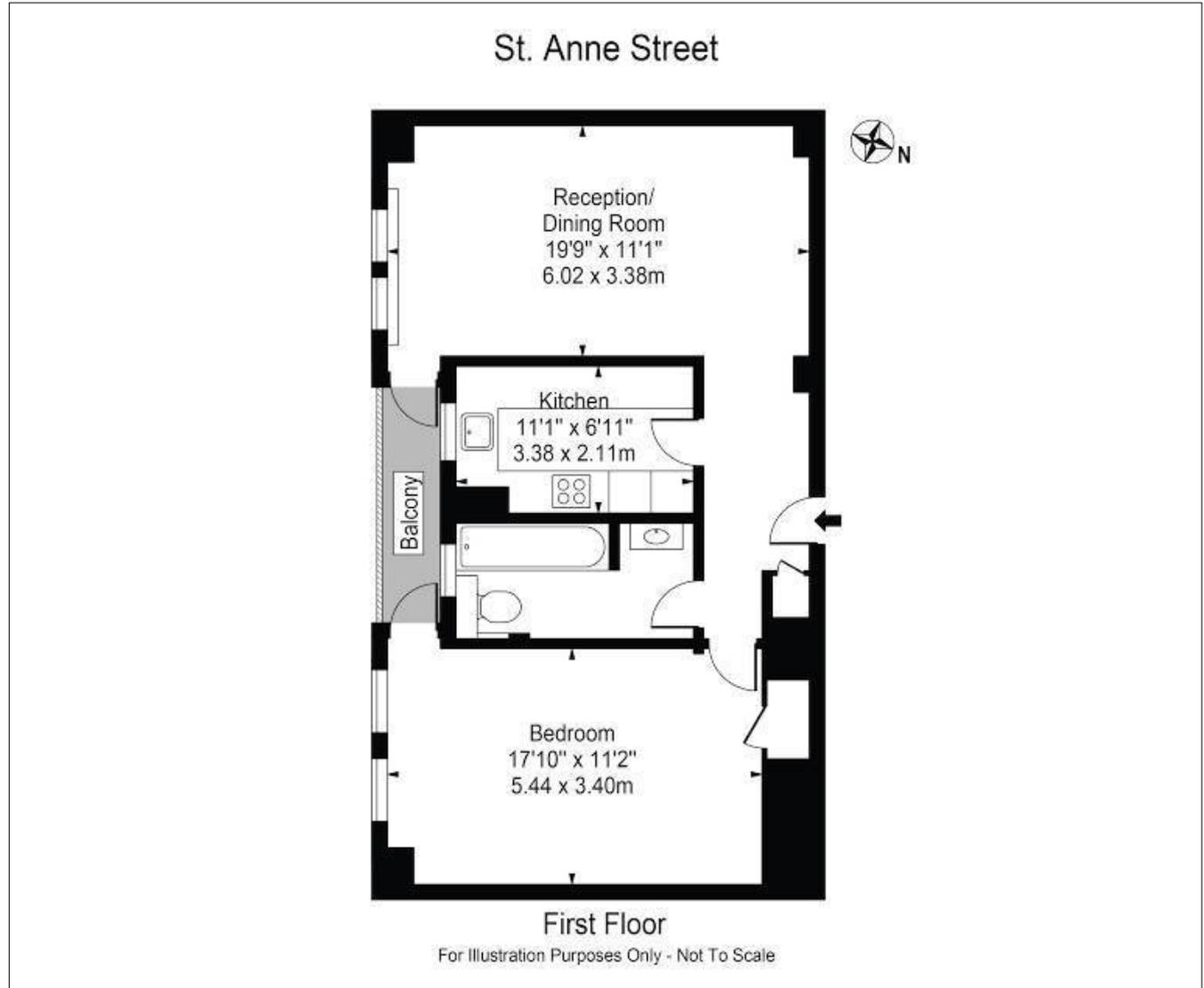
cluttons.com

A beautifully presented one bedroom apartment in the heart of Marylebone.

An opportunity to acquire a beautifully presented one bedroom apartment situated on the first floor of a desirable purpose built block. The property comprises of a great sized reception and dining room with a door leading onto a secluded balcony, separate kitchen with top of the range appliances, a large bedroom with plenty of storage and a separate door leading onto the flats balcony, a family bathroom and a storage cupboard. Further benefits are the buildings, lift and porter services and an allocated garage space for one car.

14 Queen Anne Street is a charming purpose built block situated on the corner of Queen Anne & Harley Street in the very heart of Marylebone W1.

The famous open green spaces of Regent Park are just 0.4 miles away. Marylebone High Street's first class amenities and various, restaurants, pubs, bars and shops are at the end of the street less than 0.3 miles away. Regents Park, Great Portland Street & Warren Street Tube stations (Zone 1 Bakerloo, Circle, Hammersmith & City, Metropolitan, Northern & Victoria Lines). Euston station is also just 0.9 miles away which provides access to trains across the country.



Approximate gross internal area:
668 sq ft (62.1 sq m)
EPC rating: C | Ref: ALB210103



For further details contact

Scott Joseph
020 7262 2226
scott.joseph@cluttons.com

This is made from FSC certified paper, part of our commitment to use more sustainable materials. FSC, protecting the world's forests for the future. Please recycle.



Cluttons
23 Albion Street
London
W2 2AS
cluttons.com

Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Cluttons LLP or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Cluttons LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8. No assumption should be made in respects of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.