



**NEW CAVENDISH STREET, LONDON, W1G**  
**£1,300,000**

**Carter Jonas**



# NEW CAVENDISH STREET, LONDON, W1G

## AMENITIES

- 2 Double Bedrooms
- Large Reception Room
- 2 Bathrooms
- Light & Bright
- Lovely Outlook
- Central Marylebone
- Contemporary Finish
- Long Leasehold

Incredibly light and with a lovely outlook on both sides and is positioned on the top floor of this well-run building close to Marylebone High Street.

Entered on the 3rd floor but with most of the accommodation over the 4th floor the flat comprises 2 double bedrooms, the master having a smart ensuite bathroom, a large reception space with ample room for a separate dining and seating area and good size modern kitchen. In addition, there is a 2nd bathroom. The reception space is particularly notable for the large, arched window which floods the flat with natural daylight.

The flat is presented in excellent condition and would make an ideal, secure pied-a-terre or comfortable London home. Offered with a long leasehold.

**TENURE** Leasehold 125 years from 25 December 2004

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** D

**COUNCIL TAX BAND** F

**A BRIGHT, CONTEMPORARY TOP FLOOR APARTMENT IDEALLY SITUATED ON THE FOURTH FLOOR OF THIS WELL-MAINTAINED BUILDING JUST SECONDS AWAY FROM THE MUCH SOUGHT AFTER MARYLEBONE HIGH STREET.**

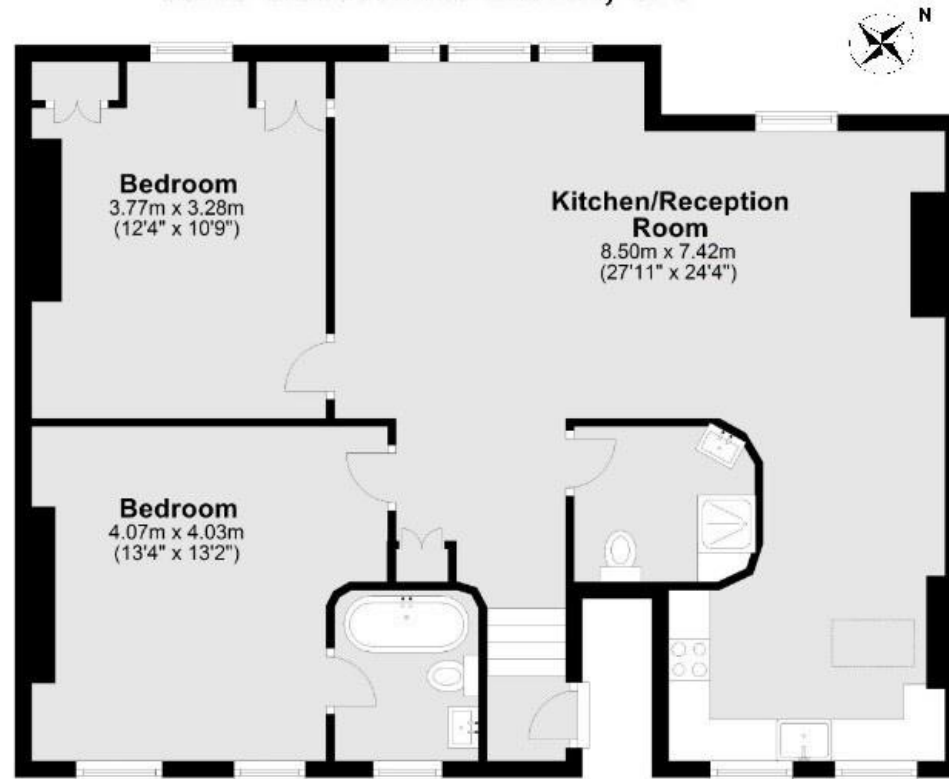








## New Cavendish Street, W1



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

### Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 69428)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Marylebone 020 7486 8866

marylebone@carterjonas.co.uk  
37 New Cavendish Street, Marylebone, London, W1G 9TL

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.