



NEW CAVENDISH STREET, LONDON, W1G
£2,250,000

Carter Jonas

NEW CAVENDISH STREET, LONDON. W1G

The apartment comprises of a bright south facing double reception room, three double bedrooms, 2 bathrooms and a separate kitchen. Kingsley lodge is prime location within Marylebone and only a short walk of Marylebone High Street. Ideally located for the abundance of shops and restaurants of Marylebone Village and Mayfair and the green open spaces of Regent's Park.

Transport links are fantastic from nearby Bond Street, Oxford Circus, Baker Street and Regent's Park underground stations, Marylebone, Euston and King's Cross St Pancras train stations.

THIS CHARMING THREE BEDROOM, TWO BATHROOM APARTMENT IS LOCATED ON THE SECOND FLOOR OF A PURPOSE BUILD APARTMENT BLOCK IN THE HEART OF MARYLEBONE.



AMENITIES

- **Three Bedrooms**
- **Two Bathrooms**
- **Day Porter**
- **Lift**

TENURE Leasehold From 21 March 2006 to 22 December 2101

LOCAL AUTHORITY Westminster

EPC BAND C



Classification L2 - Business Data

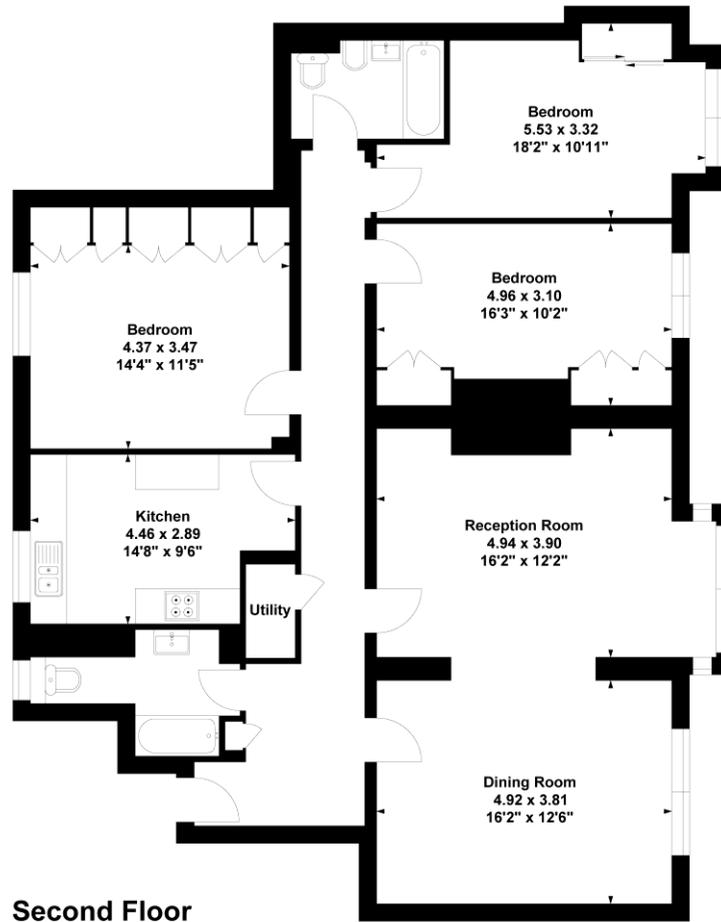
13 New Cavendish Street W1G

Gross internal area (approx)
136.69 sq m (1,471 sq ft)



For Identification purposes Only. Not To Scale.

All Calculations include Any/All Areas Under 1.5 m Head Height.
 * As Defined by RICS - Code of Measuring Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Marylebone 020 7493 0676

37 New Cavendish Street, Mayfair, London, W1G 9TL

carterjonas.co.uk
 Offices throughout the UK

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.

Classification L2 - Business Data