



**ST. VINCENT STREET, LONDON, W1U**  
£450,000

**Carter Jonas**

# ST. VINCENT STREET, LONDON, W1U

Offering a generous and versatile layout, the apartment features a spacious open plan living/bedroom area, a sleek modern bathroom, and a separate, well equipped contemporary kitchen. The elevated position provides excellent natural light, creating a bright and inviting home ideal for both first time buyers and investors.

St. Vincent Street is a quiet, charming side street located just off Marylebone High Street, placing residents within easy reach of an array of worldclass boutiques, cafés, bars, and restaurants. Regent's Park and the amenities of Oxford Street are also close by, making this an exceptional opportunity in one of London's most desirable neighbourhoods.

Situated just moments from the world famous Selfridges and Bond Street station providing superb transport connections across London, including the Elizabeth Line.

Service Charge: £3,151 pa

Ground Rent: Peppercorn

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](http://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](http://checker.ofcom.org.uk)

**TENURE** Leasehold - 95 years - expiry 21 June 2121

**LOCAL AUTHORITY** Westminster City Council

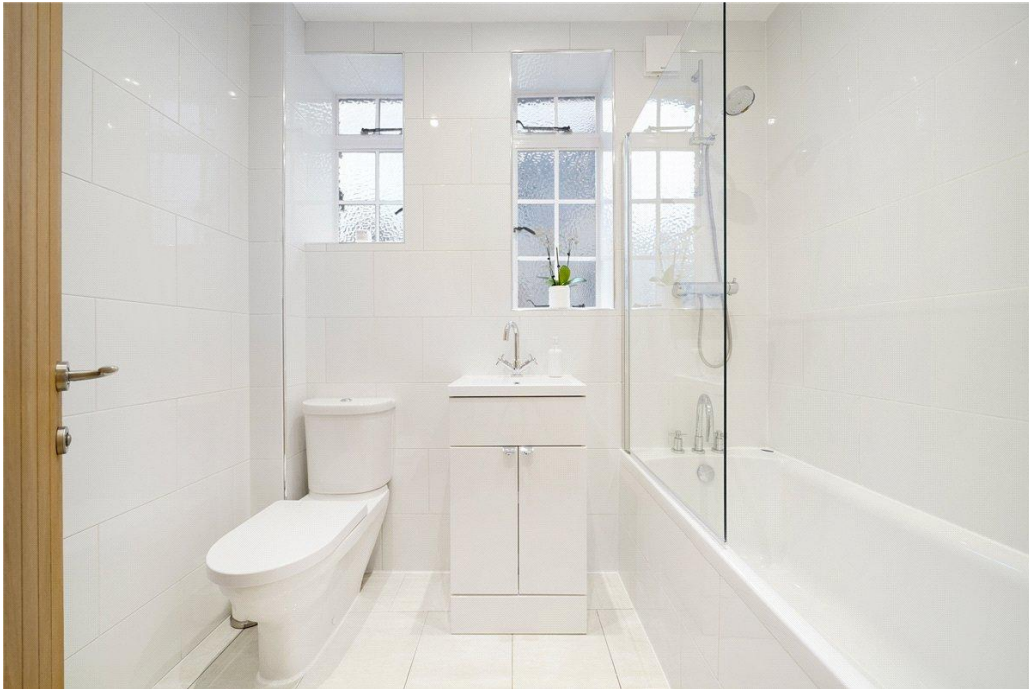
**EPC BAND C**

**THIS BEAUTIFULLY PRESENTED TOP FLOOR STUDIO APARTMENT IS PERFECTLY POSITIONED IN THE HEART OF PRIME MARYLEBONE.**



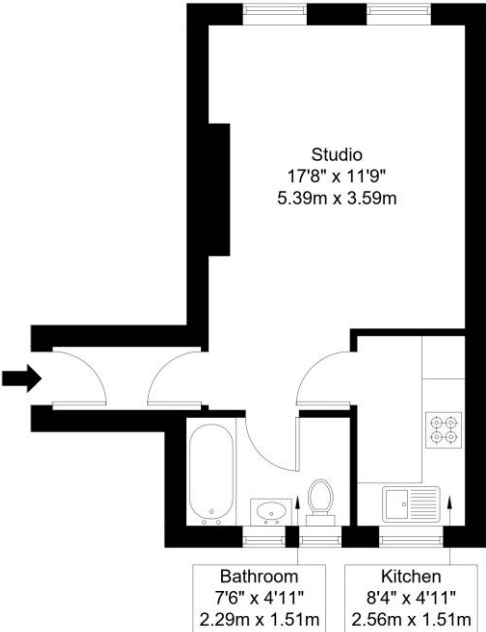
Classification L2 - Business Data





# St. Vincent Street, W1U 4DB

Approx Gross Internal Area = 29 sq m / 312 sq ft



Fourth Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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