



NEW CAVENDISH STREET, LONDON, W1G
£1,750,000

Carter Jonas

NEW CAVENDISH STREET, LONDON, W1G

A well proportioned two bedroom, two bathroom flat in excellent condition on the 3rd floor, with lift, in the heart of Marylebone village.

This fabulous two bedroom, two bathroom apartment offers over 1000 sq ft and is located within a period building just off the High Street in the heart of Marylebone Village.

The flat benefits from an abundance of natural light and is located on the 3rd floor (with lift). Comprising a double reception room, stylish fitted kitchen, bathroom, master bedroom with en suite and walk in wardrobe and second bedroom. There is also additional fitted storage throughout the apartment.

The property is held on a short lease (c.41 years remaining) - please enquire with our office for further details and extension cost estimates.

Positioned within a short walk to Oxford Street and the amenities of Marylebone and Mayfair.

A WELL PROPORTIONED TWO BEDROOM, TWO BATHROOM FLAT IN EXCELLENT CONDITION ON THE 3RD FLOOR, WITH LIFT, IN THE HEART OF MARYLEBONE VILLAGE.



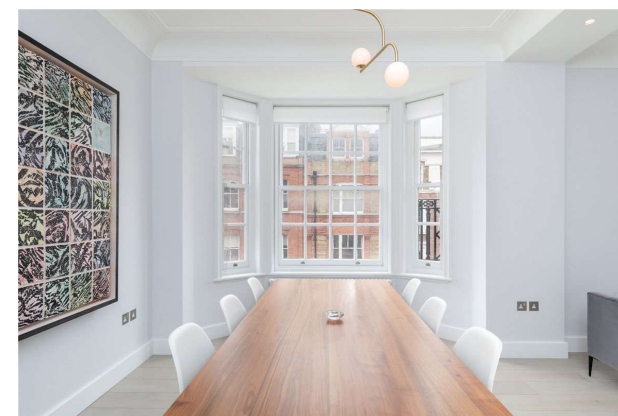
AMENITIES

- 2 Bedroom Apartment
- 2 Bathrooms
- Double Reception Room
- 3rd Floor with Lift
- Excellent Condition
- Incredible Central Location

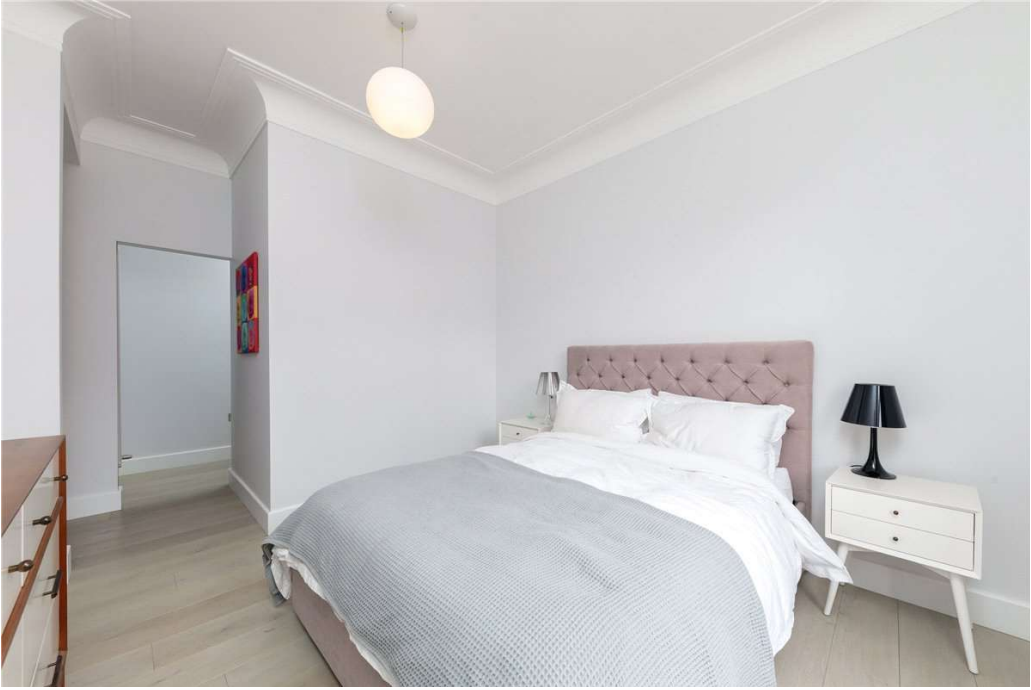
TENURE Leasehold

LOCAL AUTHORITY Westminster City Council

EPC BAND C







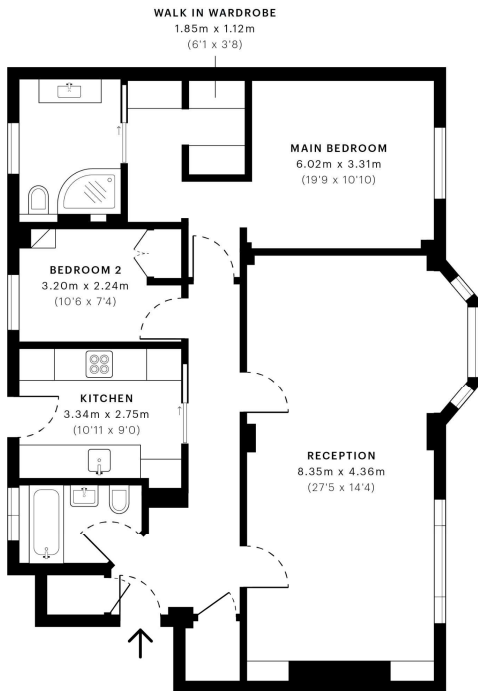
Carter Jonas

New Cavendish Court, W1G

CAPTURE DATE: 11/05/2021 LASER SCAN POINTS: 2,382,901

GROSS INTERNAL AREA

93.13 sqm / 1002.44 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
93.13 sqm / 1002.44 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, restricted head height
86.32 sqm / 929.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

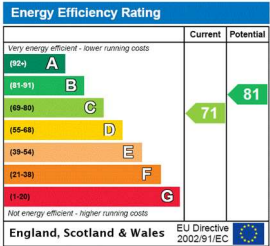
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 93.76 sqm / 1009.22 sqft
IPMS 3C RESIDENTIAL 87.91 sqm / 946.26 sqft

SPCC ID: 60927086c587a20e1db23d7b



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Classification L2 - Business Data