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Balcombe Street

Offers In Excess Of £400,000

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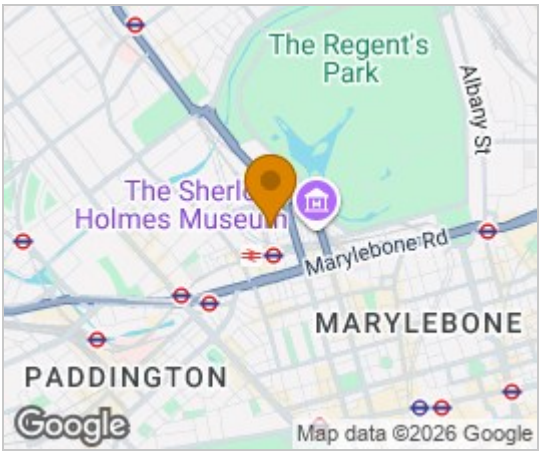
Nestled in the charming area of Balcombe Street, Marylebone, London, this delightful Georgian flat offers a unique blend of historical elegance and modern living. Built in 1800, the property boasts a rich heritage, showcasing the classic architectural features that define the Georgian era.

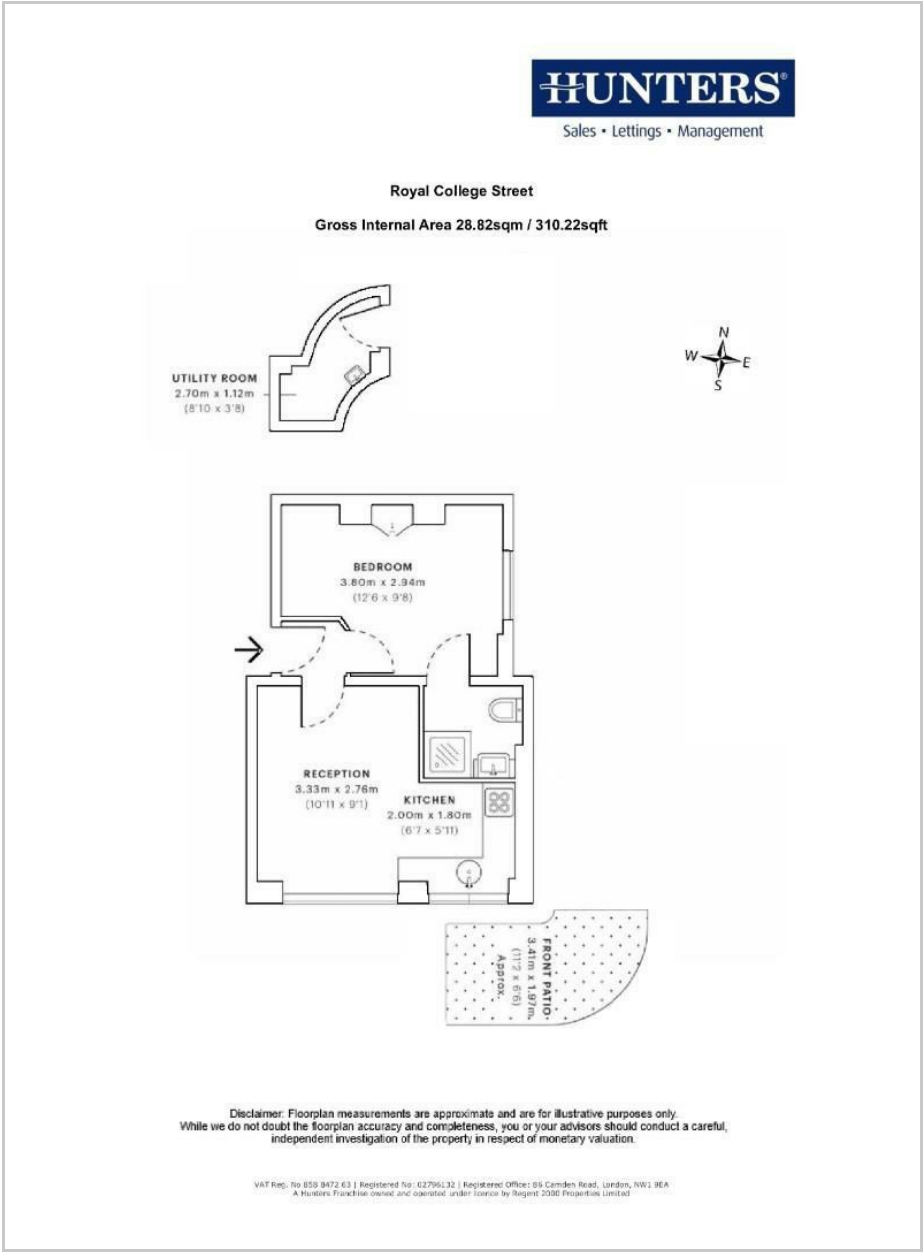
The flat comprises one well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening at home. The single bedroom provides a cosy retreat, ideal for relaxation after a long day. The bathroom is thoughtfully designed, ensuring both comfort and convenience for daily routines. Front patio allowing for an inviting entrance with potted plants, topiary trees, and decorative paving.

While the property spans a compact area, it is filled with character and potential, making it an excellent choice for individuals or couples seeking a stylish urban residence. The location on Balcombe Street places you within easy reach of local amenities, transport links, and the vibrant culture that London has to offer.

This Georgian flat is not just a home; it is a piece of history waiting to be cherished by its next owner. Whether you are a first-time buyer or looking for a charming rental opportunity, this property is sure to impress with its timeless appeal and prime location.

Area Map





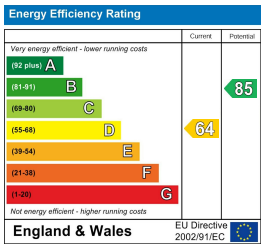
Grade II Listed
G.V. II

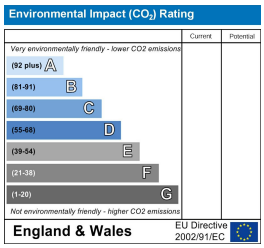
Terraced corner house with original shop. c.1815-20 Portman Estate development. Stock brick with channelled stucco ground floor; concealed slate roof. 4 storeys and basement. 2 windows wide. Ground floor has semicircular arched house entrance to left with panelled door in pilaster jambs, entablature doorhead and radial patterned fanlight, and to right a wooden shop front with wide segmental arched shop door in pilaster jambs, entablature head and radial fanlight; shop window altered; pilaster frame with the entablature cut back to Balcombe Street but intact to return where there is another shop window. Upper floors have recessed glazing bar sashes under flat gauged red brick arches. Parapet with coping. Mid C.19 wrought iron window guards to 1st floor. Cast iron spearhead area railings.

Listing NGR: TQ2757382166

Lease Info
125 years from 29/09/1996, 95 Years unexpired
Annual Service Charge £2,725.00
Ground Rent £100 rising to £250, by £50 every 25 years.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Camden Road, Camden, NW1 9EA
Tel: 020 7916 0313 Email: camden@hunters.com https://www.hunters.com