



A Beautifully Presented Two Bedroom Apartment Located on
Balcombe Street

BALCOMBE STREET

MARYLEBONE, NW1

Asking Price
£685,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £685,000	Square Footage 662
Council Tax Band D	EPC C
Service Charge £1,600 pa	Tenure Leasehold

This wonderful flat is presented in immaculate condition throughout and is full of an abundance of light and space. Comprising two bedrooms, a modern kitchen and bathroom, plus a separate WC. The property also benefits from a pretty patio garden, its own entrance and low service charge.

Located on Balcombe Street, the property is in easy reach of Baker Street and has a plethora of shops, restaurants and cafes on its doorstep.

FEATURES

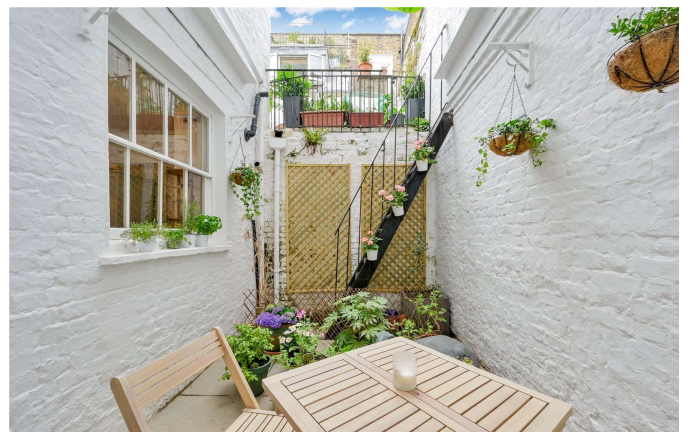
- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Terraced
- Garden
- Patio
- Basement

LOCATION



MARYLEBONE SALES
20A Paddington Street, W1U 5QP

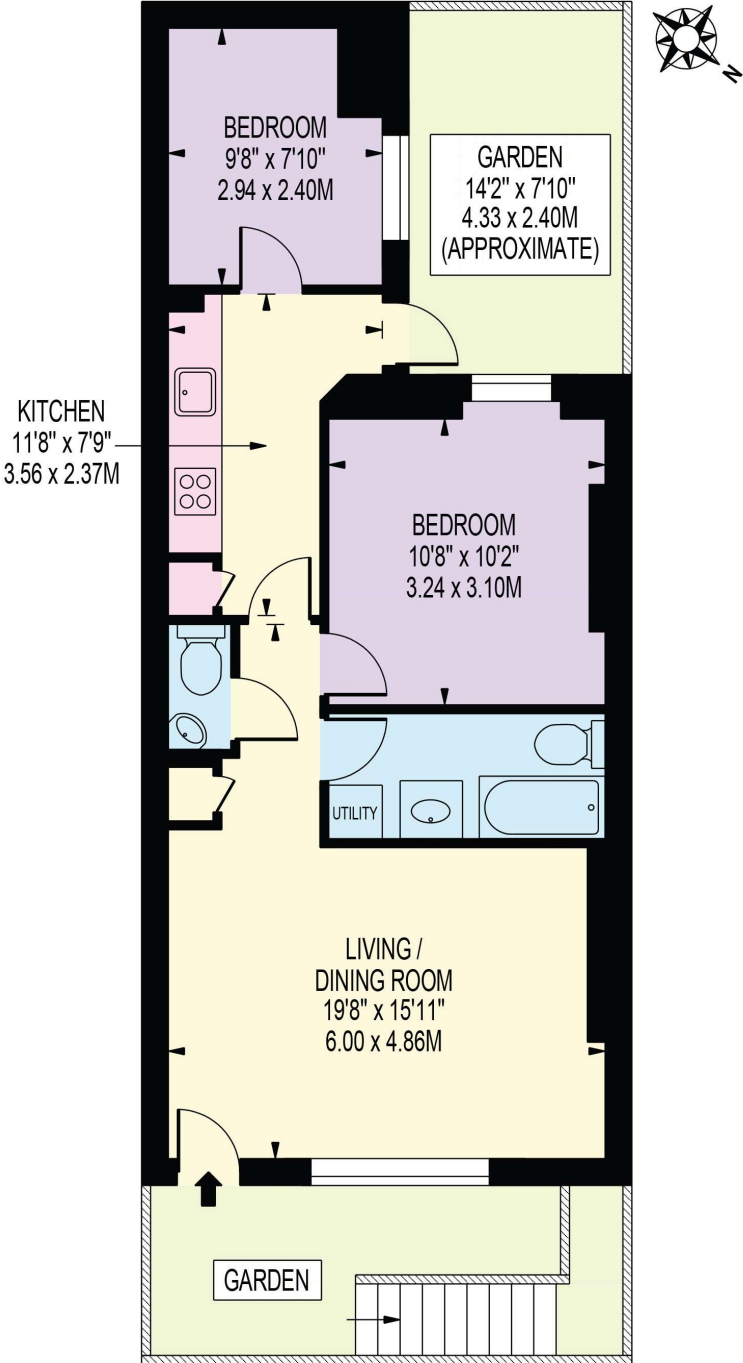
020 7486 6338
sales.marylebone@bhhs-london.com



FLOORPLAN

BALCOMBE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 548 SQ FT - 50.95 SQ M



LOWER GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.