



A Beautifully Presented Two Bedroom
Apartment Located on Balcombe Street

BALCOMBE STREET

MARYLEBONE, NW1

Asking Price
£875,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £875,000	Square Footage 783
Council Tax Band E	EPC D
Tenure Share of Freehold	Service Charge £5429 pa

This wonderful flat is located on the fourth floor of Brunswick House, a character filled property on Balcombe Street. The apartment has been renovated to a high standard by the current owners and is filled with an abundance of light and space throughout. Comprising a semi-open plan kitchen reception room which is the perfect space for everyday living and entertaining. There are also two good sized double bedrooms, with plenty of storage space and a modern family bathroom.

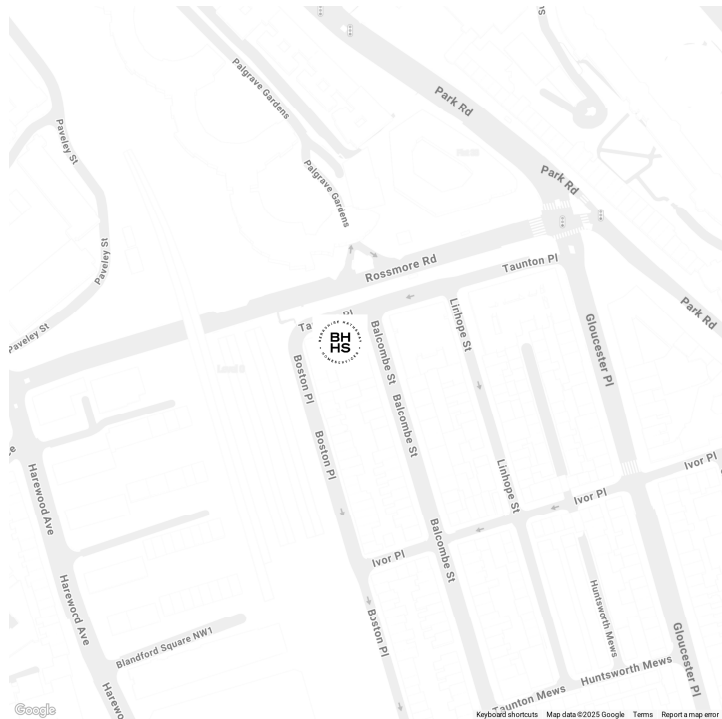
The property also benefits from a share of freehold and a long underlying lease.

Located in Marylebone 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

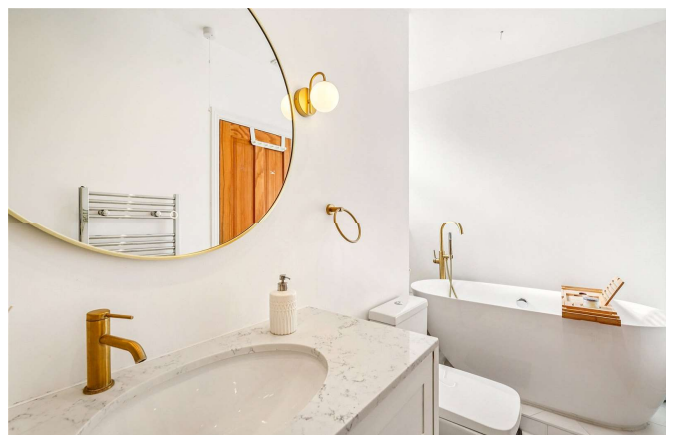
- Two Bedrooms
- One Reception Room
- One Bathroom
- Period
- Upper Floor

LOCATION



MARYLEBONE SALES
20A Paddington Street, W1U 5QP

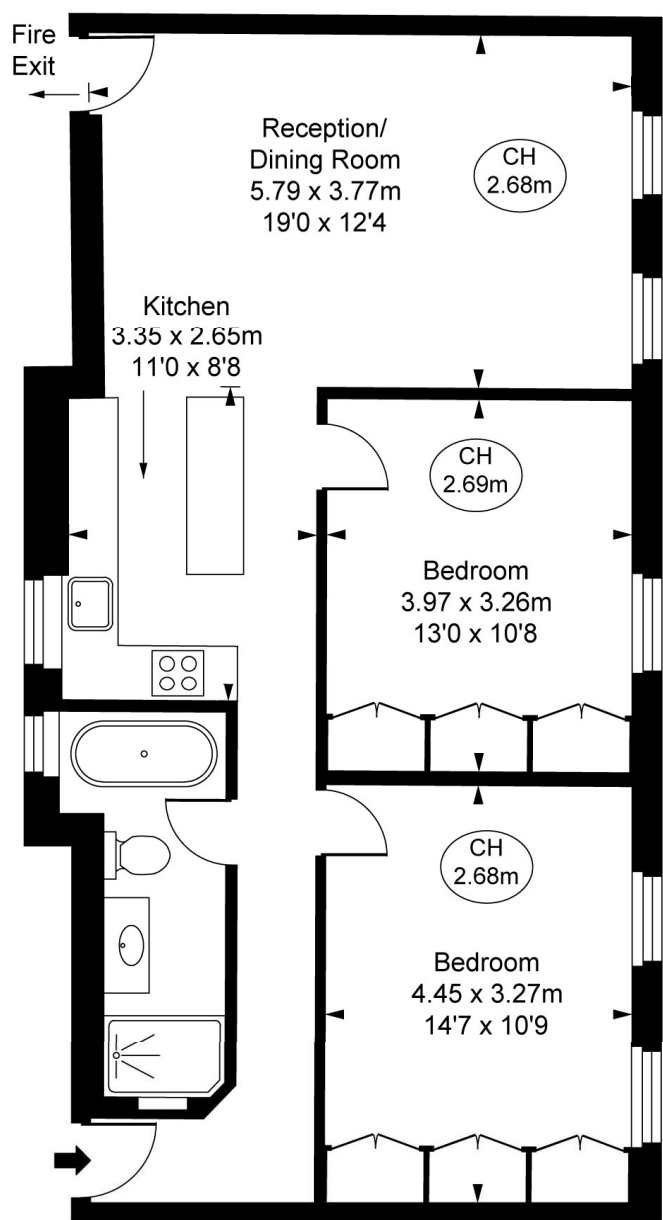
020 7486 6338
sales.marylebone@bhhs-london.com



FLOORPLAN

Brunswick House,
Balcombe Street, NW1
Approximate Gross Internal Area
72.74 sq m / 783 sq ft

(CH = Ceiling Heights)



Fourth Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
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