

West One House, Wells Street, Marylebone, W1T

Asking Price: £675000

Benham & Reeves

West One House, Wells Street, Marylebone, W1T

1 Bedroom (s) 1 Bathroom (s) Leasehold

A spacious one bedroom apartment with underground parking, located on the first floor of a popular modern building in the heart of Fitzrovia.

The apartment spans approximately 529 square feet of living space and comprises a large living room with access to a private balcony, a separate kitchen with a window overlooking the living room, a generous double bedroom with fitted wardrobes, and a family bathroom.

An additional benefit includes a 24h concierge.

The transport links are excellent from nearby Tottenham Court Road (0.3 miles), Goodge Street (0.3 miles) and Oxford Circus (0.4 miles). Underground Stations along with Euston (0.7 miles), King's Cross St Pancras (1.8 miles), and Great Portland Street Station. With access to the West and Heathrow via the A40.







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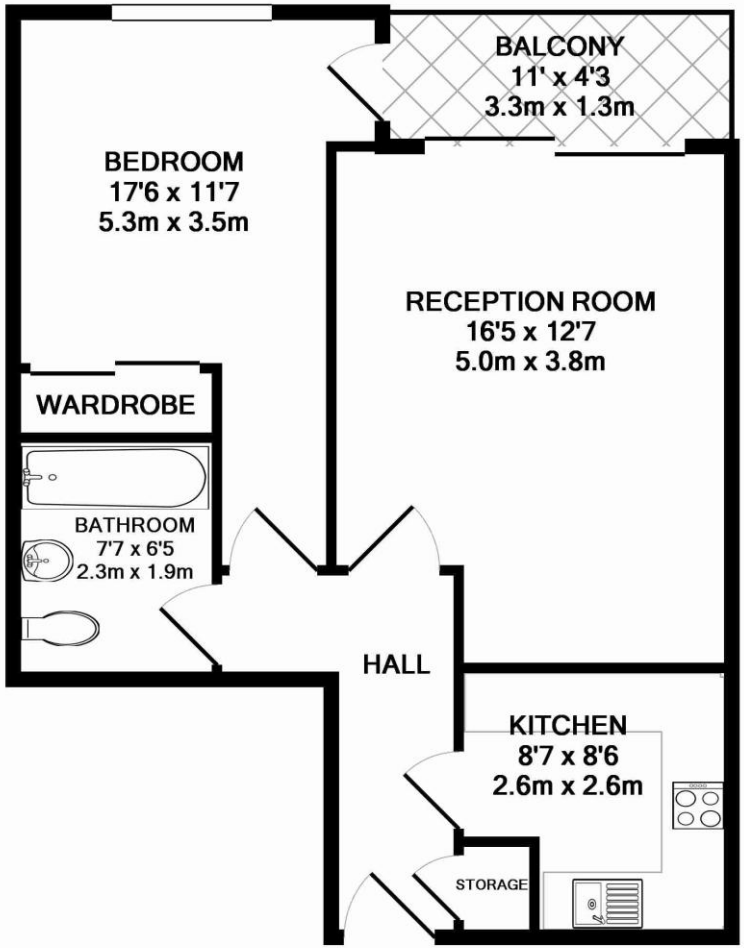




Property Features:

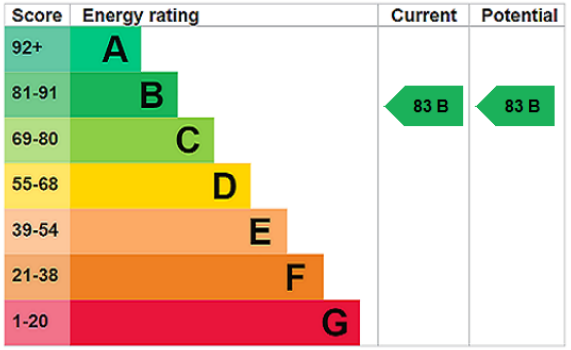
- One Bedroom
- One Bathroom
- 529 Square Feet
- First Floor
- Underground Parking
- Lift
- 24h concierge
- Oxford Circus & Goodge Street Station (0.3 miles)
- Tottenham Court Road & Great Portland Street Station (0.4 miles)

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WEST ONE HOUSE, WELLS STREET, W1T 3PN
TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£675,000
Tenure:	Leasehold Expires 31/01/2998 Approximately 971 Years Remaining
Ground Rent:	£140.00 (per annum) Review Period: 21 years Next: 2041
Service Charge:	£6,851.11 (per annum) for the year 2026
Anticipated Rent:	£2,490.00 pcm Approx. 4.4% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN250080

T: 020 7402 9866
E: hydepark.sales@benhams.com
W: www.benhams.com

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