

# ROKSTONE



## Beaumont Street, Marylebone W1G

Rokstone are pleased to launch to the market a bright two-bedroom apartment on the second floor of a highly regarded building in a quiet enclave just moments from Marylebone High Street. Presented in good condition the property comprises of two double bedrooms with a spacious bathroom, separate kitchen and bright reception room. The building also benefits from a charming private west facing garden for the residents of the building, a lift and a porter.

Beaumont Street is in the heart of Marylebone which is now considered one of London's most desirable and coolest locations in Europe. The area is in incredible demand, with excellent access to the West End, Regent's Park, Hyde Park and fashionable Marylebone Village, making this apartment the perfect London home, investment or pied-a-terre. The apartment benefits from being bright with a good size family bathroom, a separate kitchen and two good size bedrooms. The layout is very logical, and the apartment is ready to move into. Ticking most boxes this property also benefits from a long leasehold. immediate viewing is strongly recommended.

**Price £1,295,000**



5 Dorset Street London W1U 6QJ

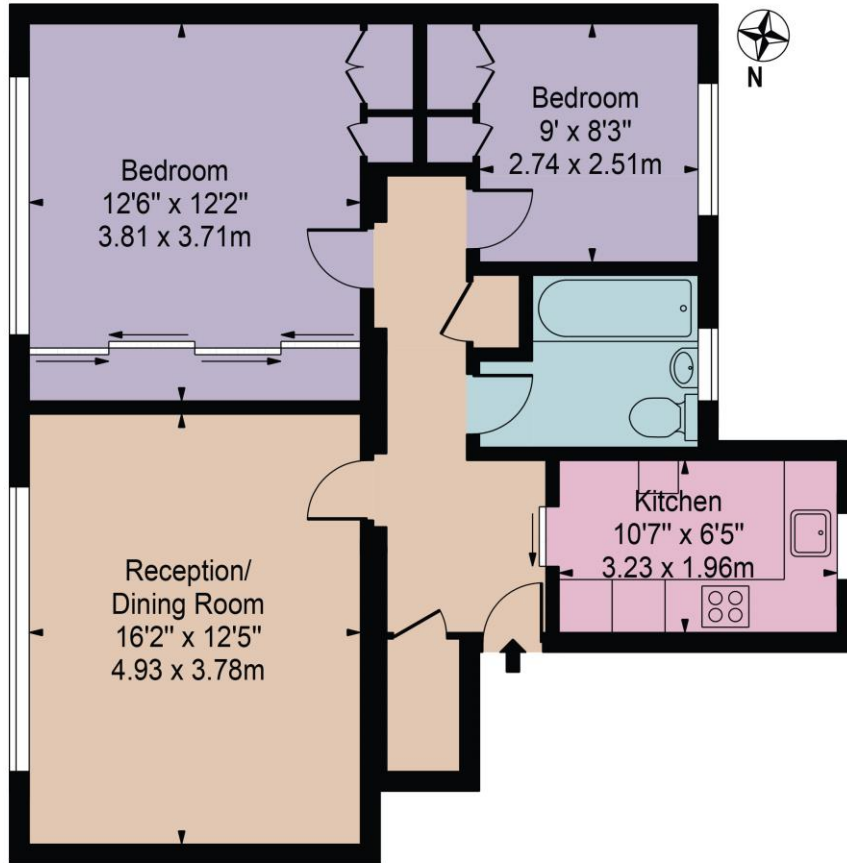
Tel: 020 7580 2030 | Email: [enquiries@rokstone.com](mailto:enquiries@rokstone.com)

<http://www.rokstone.com>

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## Waverley Court

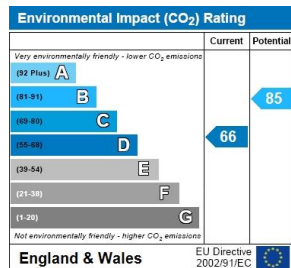
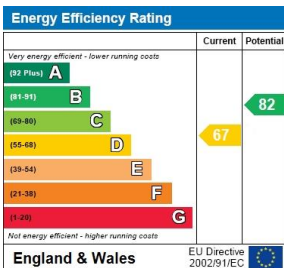
Approx. Gross Internal Area 735 Sq Ft - 68.28 Sq M



### Second Floor

For Illustration Purposes Only - Not To Scale

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.



### Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 130

Service Charge: £4,000PA

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