



Viewings by appointment  
0207 483 2611

abbey  
properties

, W1W 5HD

£3,250 \*fees apply



A well-presented two bedroom apartment set on the second floor of a well-maintained period mansion building in the heart of Marylebone, with heating and hot water included within the rent.

The property offers approximately 650 sq ft of accommodation and comprises a spacious reception room with high ceilings and wood flooring, two well-proportioned double bedrooms both with en-suite bathrooms plus a guest WC, a separate fully fitted kitchen with integrated appliances, and a useful utility room. Large windows allow for good natural light throughout.

Hallam Street is ideally positioned for the excellent amenities of Marylebone, Fitzrovia and Oxford Street, while Regent's Park is also within easy reach. Transport links are excellent with Great Portland Street, Regent's Park and Oxford Circus stations all nearby.

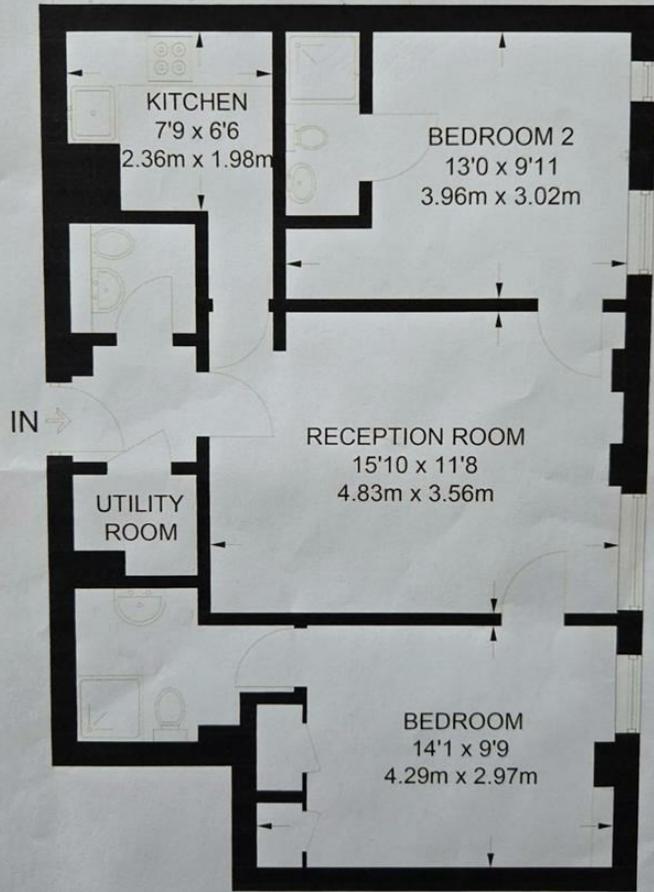
Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1 8 7 0 9 7 4). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174, Hammersmith Rd, London, W6 7JP company registration number 0 9 7 7 8 0 1 9 7. We charge no administration fees to tenants.

EPC rating: C  
Tax band: F



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APPROXIMATE FLOOR AREA = 650 SQ FT / 60.4 SQ M  
INCLUDING LIMITED USE AREA (4 SQ FT / 0.4 SQ M)



**SECOND FLOOR**

Prepared and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



- 2 Bedrooms Each With En-Suite bathrooms Plus Guest WC
- Heating and Hot water included
- Concierge
- Mansion Block in Prestigious Marylebone / Fitzrovia Area



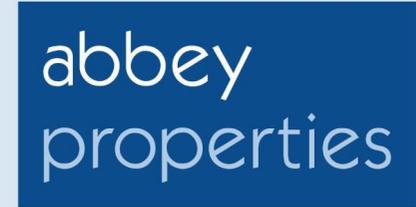
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>82</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>		(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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London, NW3 5EG

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www.abbeyproperties.co.uk



\*All Fees stated are inclusive of VAT

(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.