

OAKTREE (WEST LONDON) LTD.

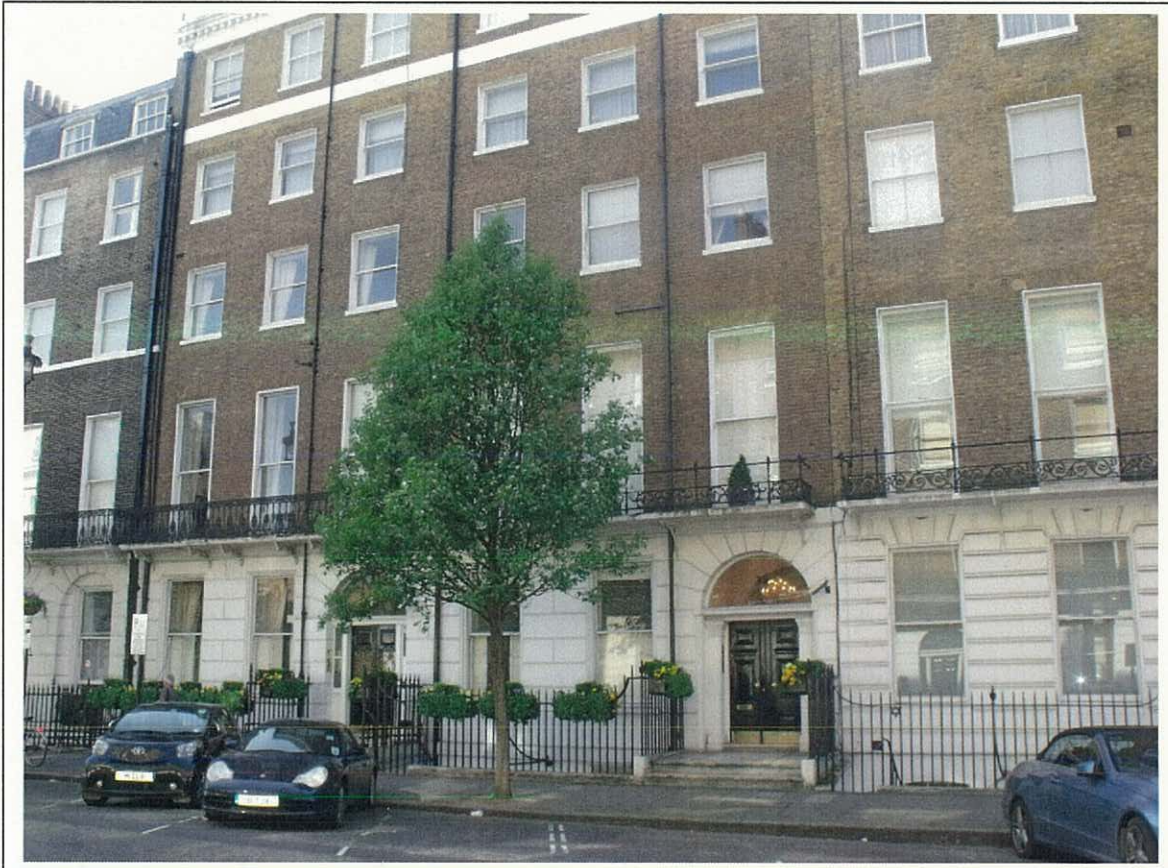
Property Investment and Management Services



Telephone: 020 8997 8533

Fax: 020 8991 0544

FOR SALE



DEVONSHIRE PLACE, LONDON W1G 7JU

Price: £2,800,000.- LEASEHOLD

Property & Location: An attractive 3-bed apartment set on third floor (with lift) of a Georgian style town house located in a quiet street in a prestigious area in Central London, just south of the tranquil greenery of Regent's Park,.

It comprises a generous sized reception room with wooden flooring, a contemporary kitchen (with sliding dividing doors), three bedrooms; two of which have en-suite bathroom or shower room, an additional shower room and a dressing room adjacent to the master bedroom.

Further benefits include an alarm system, gas central heating with mega-flow tank. The gross floor area of the flat is about 133 square meters or 1,432 square foot.

Devonshire Place is conveniently positioned within a short stroll to Marylebone High Street, offering a selection of highly desirable shopping and dining amenities, while Oxford Street, Regent's Street and the West End are all within good distance. It is close to a number of underground stations and an array of regular bus services

Currently the Property is let at £5,162.73 per month.

Address: 23 Queens Parade, Hanger Lane, Ealing, London W5 3HU, U.K.

Email: enquiries@oaktreewestlondon.co.uk

www.oaktreewestlondon.co.uk

Devonshire Place, London W1G 7JU

The Property Comprises:-

Hallway:	Wooden floorings.
Guest cloakroom:	Fully tiled floor and walls. Shower cubicle, modern wash hand basin and low level w.c.
Storage cupboard:	Cupboard storing Mega-flow hot water cylinder and controls.
Reception:	7.54m x 5.37m (24'9 x 17'8) Large living area with wooden floor.
Kitchen:	4.55m x 2.49m (14'11 x 8'2) Semi open plan kitchen partitioned with sliding doors. Range of white modern cabinet, 5-ring gas cooker, double electric oven, stainless steel splash back, space for large american style fridge and freezer, plumbed for dishwasher and washer dryer. Tiled floor.
Master Bedroom:	4.38m x 4.42m (14'5 x 14'6) Large fitted wardrobe with sliding doors, wooden floor, adjacent dressing room and en-suite bathroom.
Dressing room & En-suite Bathroom:	4.24m x 2.8m (13'11 x 9'3) Dressing room with fitted wardrobe and shelves. Private en-suite bathroom, fully tiled floors and walls, low level w.c. and bath with overhead shower.
Bedroom 2:	4.71m x 4.45 m (15'5 x 14'7) Good size bedroom with fitted wardrobe, wooden floor.
En-suite Shower Room:	En-suite shower room, fully tiled walls and floors, Low level w.c.
Bedroom 3:	3.62m x 2.72m (11'11 x 8'11) Wooden floor. Cupboard storing gas boiler.
Tenure:	Leasehold (125 years from 15/1/1999, subject to confirmation)
Service Charge:	£2,337.13 for the half year from 1/7/17 – 31/12/17 (subject to confirmation)
Ground Rent:	£250 per annum (subject to confirmation)
Local Authority:	City of Westminster

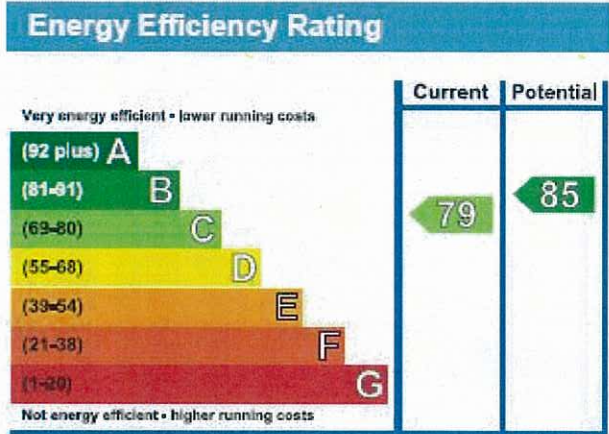
**VIEWING BY APPOINTMENT THROUGH
AGENT "OAKTREE (WEST LONDON) LTD"**

NOTE: The measurements, if shown, were taken with a laser tape at the widest points of the room and are approximate. Services and appliances shown are not tested. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers who should satisfy themselves by inspection or otherwise.

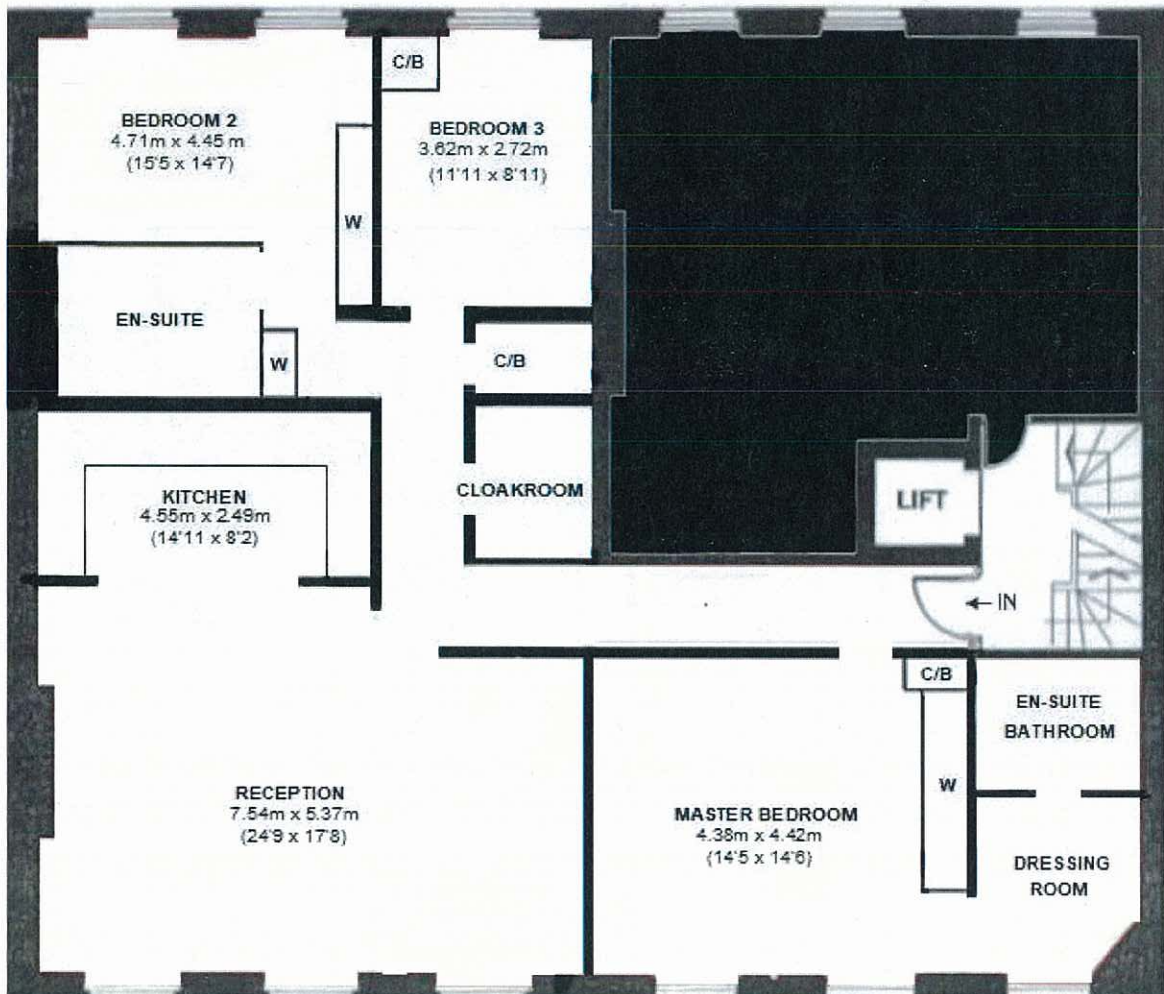
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FLOOR PLAN FOR INDICATION ONLY. NOT TO SCALE.