



**BASILDON COURT, 28 DEVONSHIRE STREET, W1G**  
£450,000

**Carter Jonas**

## BASILDON COURT, 28 DEVONSHIRE STREET, W1G

Bright studio apartment situated on the second floor of this charming period building, on the corner of Devonshire Street & Marylebone High Street.

Comprising of a studio room, self-contained kitchen & a shower room, the apartment benefits from a live in porter and access to a large communal roof terrace.

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street in particular is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.

**BRIGHT STUDIO APARTMENT SITUATED ON THE SECOND FLOOR OF THIS CHARMING PERIOD BUILDING, ON THE CORNER OF DEVONSHIRE STREET & MARYLEBONE HIGH STREET.**



### AMENITIES

- Studio Apartment
- Fitted Kitchen
- Shower Room
- Second Floor
- Porter
- Communal Roof Terrace

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

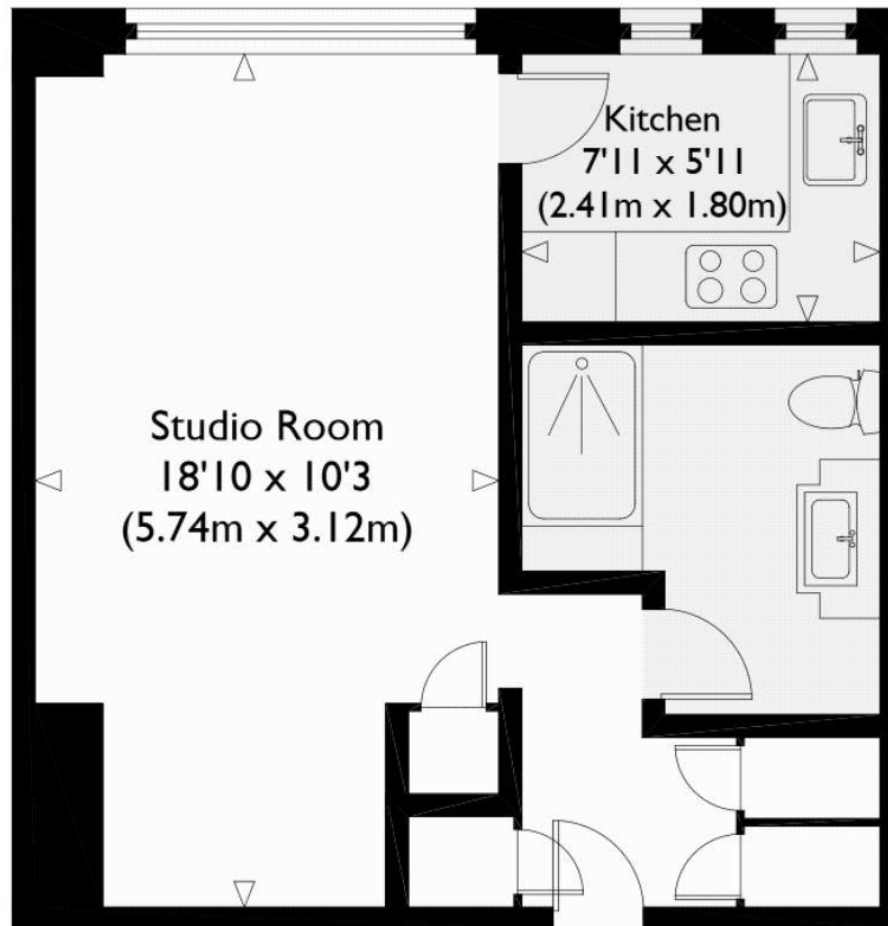
**EPC BAND** C





# Devonshire Street, W1

Approximate Gross Internal Floor Area : 352 sq ft / 32.7 sq m



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Classification L2 - Business Data