



**MELCOMBE REGIS COURT, 59 WEYMOUTH STREET, W1G**  
**£675,000**

**Carter Jonas**



# MELCOMBE REGIS COURT, 59 WEYMOUTH STREET, W1G

THE PROPERTY IS ON THE LOWER GROUND FLOOR, GOOD LIVING AREA, A SEPARATE KITCHEN, A FULL BATHROOM, AND A DOUBLE BEDROOM WITH STORAGE SPACE.

## AMENITIES

- 1 Bedroom
- 1 Reception Room
- 1 Bathroom
- Flat/Apartment
- Basement
- Period
- Concierge/Porter

The property is on the lower ground floor, good living area, a separate kitchen, a full bathroom, and a double bedroom with storage space.

This apartment comprises a living room with wood flooring, separate kitchen, bathroom, and good size double bedroom.

Located on the lower ground floor of this popular portered block just off Marylebone High Street.

Council Tax Band D

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 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.

**TENURE** To be advised.

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** D

**COUNCIL TAX BAND** D



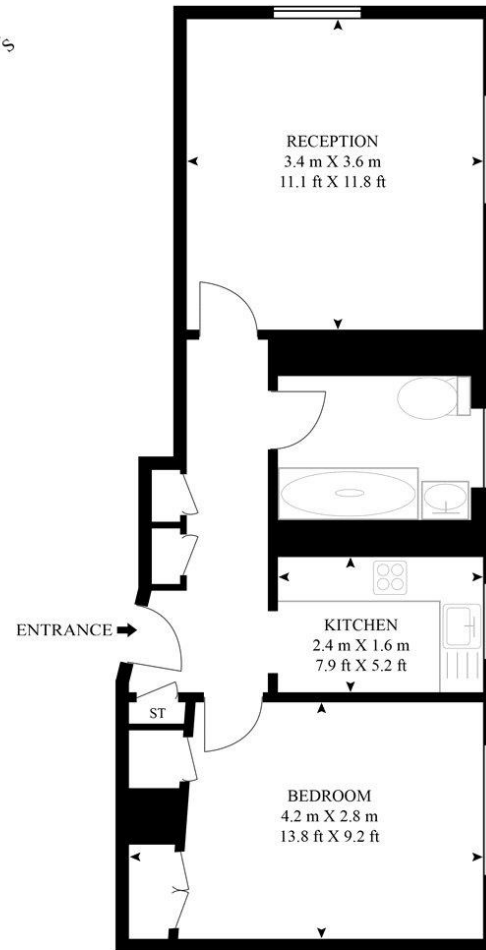
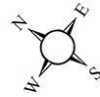






## MELCOMBE REGIS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA 409 SQ.FT (38 SQ.M)



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>		76
(55-68) <b>D</b>	61	
(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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As Defined by RICS - Code of Measuring Practice. The Floor Plans are for representation purposes only and should be used as such by any prospective client

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Classification L2 - Business Data

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