

**HALLAM STREET, LONDON, W1W**  
**£795,000 LEASEHOLD**

**A LOVELY FIFTH FLOOR, ONE BEDROOM FLAT IN A RED BRICK VICTORIAN MANSION BLOCK, AT THE END OF HALLAM STREET.**

Lease 91 years.  
Ground rent peppercorn.  
Service charge £8,420.94  
To include Portage sinking fund central heating and hot water and insurance of the block.  
Council tax Westminster Band E PAYABLE 1079

West End | 020 7240 3322 | westend@winkworth.co.uk

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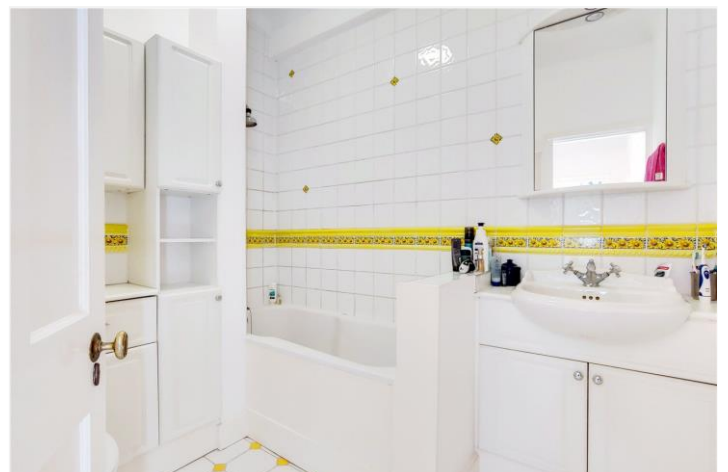
## DESCRIPTION:

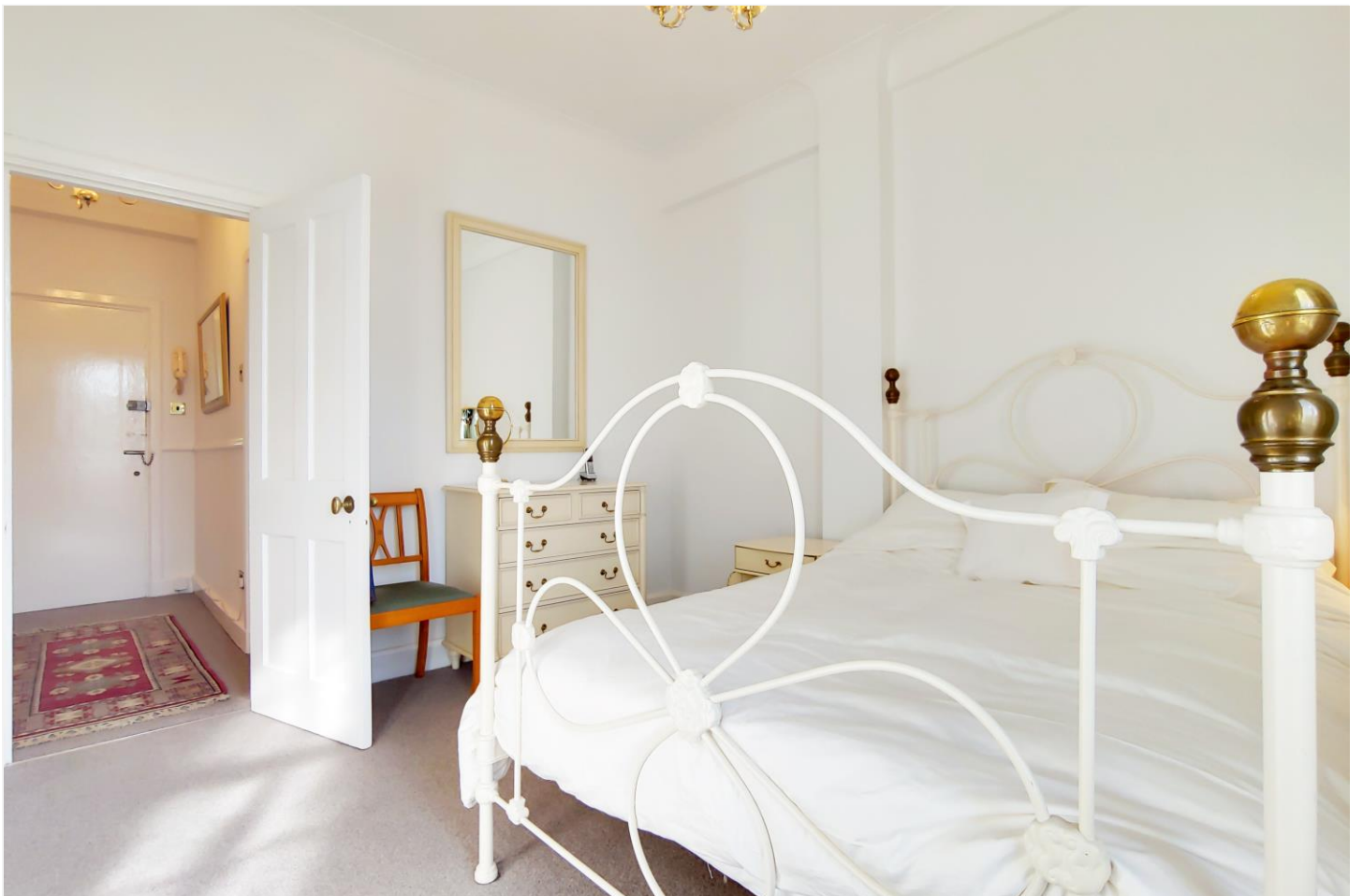
Hallam Street is located in Fitzrovia just off of Great Portland Street (tube station). The Flat is 400 yards from Regents Park.

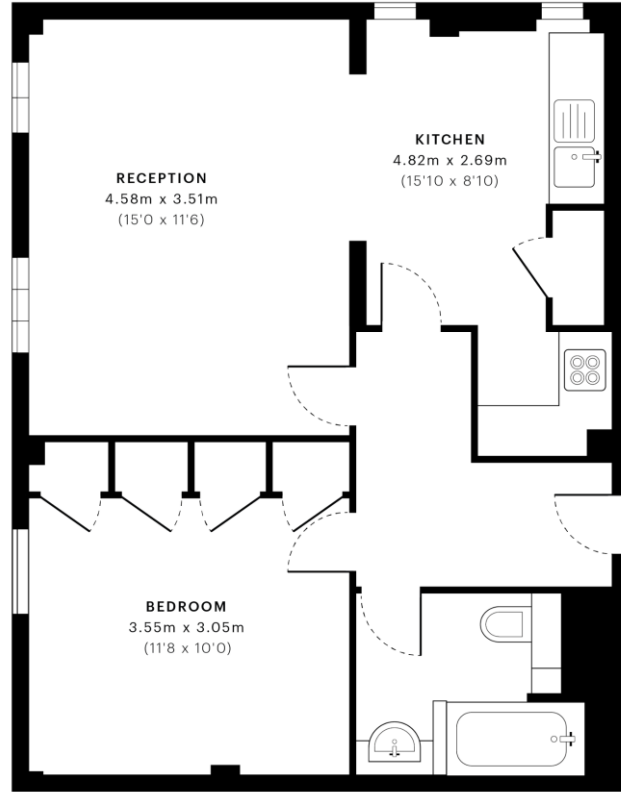
Both Kings Cross and St Pancras stations are well within walking distance as is LSE and UCL Universities.

Marylebone high street is a 15 min walk away as well as the West End being close by with it's array of theatres and restaurants.

The apartment is currently tenanted until August 2023. The block has been refurbished inside to a high standard and is portered. There is also lift access.







— Fifth Floor

- GROSS INTERNAL AREA  
The footprint of the property  
51.8 Sqm / 557.2 Sqft
- NET AREA (INTERNAL)  
Excludes walls and external features  
48.9 Sqm / 526.8 Sqft
- EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.0 Sqm / 0.0 Sqft
- RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 Sqm / 0.0 Sqft



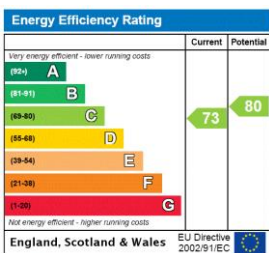
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
51.9 Sqm / 558.2 Sqft

IPMS 3C RESIDENTIAL  
49.0 Sqm / 527.8 Sqft

SPEC ID  
5d8107944d04020a2e964053

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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