

DRUCE

Stone House Weymouth Street, W1

A second floor apartment offered in good condition and located in this excellent and prestigious apartment block on the borders of Marylebone and Fitzrovia and therefore superbly position for restaurants and galleries.



**£800,000 STC
Leasehold 90 Years**

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Accommodation

Reception Room/Dining Room * Kitchen * Master Bedroom with Ensuite Shower Room *
Bedroom 2 with Ensuite Bathroom *

Amenities

Lift * Porter



Reception Room

Terms

Tenure: 90 Years Lease

Service Charge: TBC

Ground Rent: TBC

Council Tax Band D (Westminster)

EPC Rating C

Price: £800,000 STC



Druce Residential for themselves and for the vendors and lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise to the correctness of each of them.
3. No person in the employment of Druce Residential has any authority to make or give any representations or warranty whatsoever, in relation to this property.



Kitchen



Building Lobby



Master Bedroom with Ensuite Shower Room



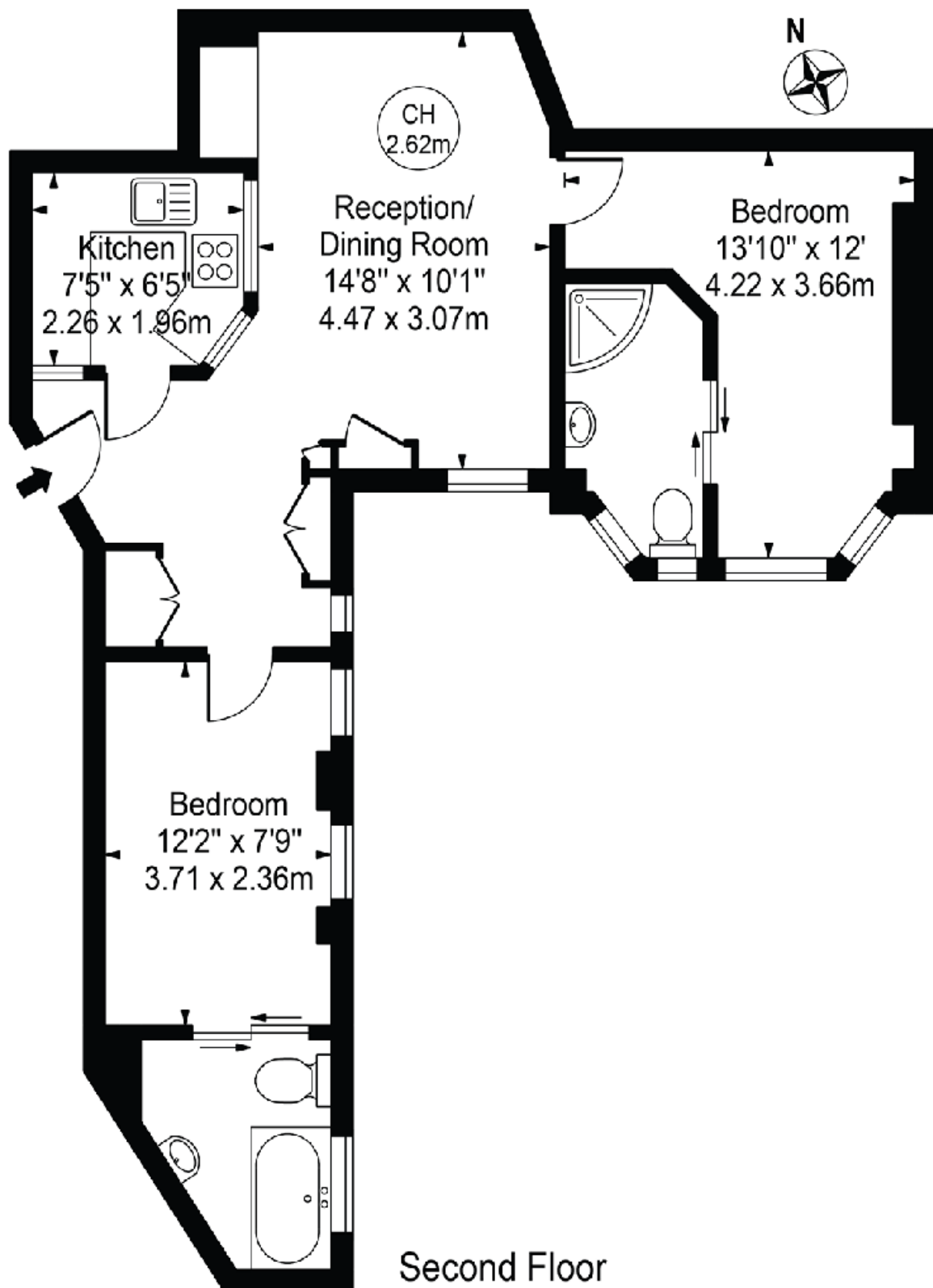


Bedroom 2 with
Ensuite Bathroom



Stone House

Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	