



Brock Street, Marylebone, NW1

Asking Price: £630,000

Benham
& Reeves

Brock Street, Marylebone, NW1

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

An immaculately resented one bedroom apartment situated on the first floor of this landmark development enviably located moments from Regents Park and University College London (UCL).

The accommodation comprises an impressive 26'10 reception room with stylish fully fitted open plan kitchen, double bedroom with fitted wardrobes and a fully tiled shower room.

Further benefits include underfloor heating, lift access and 24 hour concierge service.

The Triton Building forms part of the Regents Place development and is ideally placed for easy access to the world-renowned shopping facilities, theatres, tourist attractions and dining venues in the West End and Marylebone.

There are excellent transport links offering local, national, and international travel connections including Warren Street underground station (0.1m), Euston Square underground station (0.2mi) and King's Cross & St Pancras stations (0.8m) which provides access to the Eurostar as well as the Northern, Piccadilly, Victoria, Metropolitan, Circle and Hammersmith and City lines.

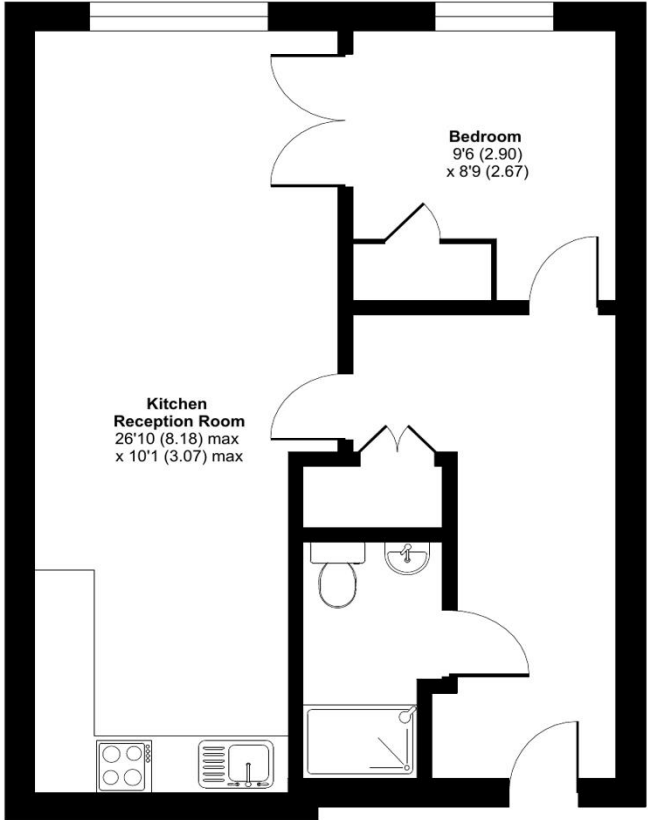
- Double Bedroom
- Shower Room
- 26' Reception Room
- Open Plan Kitchen
- Lift Access
- 24 Hour Concierge
- Courtyard Gardens





Brock Street, London, NW1

Approximate Area = 517 sq ft / 48 sq m
 For identification only - Not to scale



FIRST FLOOR

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£630,000
Tenure:	Leasehold Expires 02/09/3010 Approximately 985 Years Remaining
Ground Rent:	£400.00 (per annum) Review Period: 5 years Next: 2026
Service Charge:	£6,445.64 (per annum) for the year 2025
Anticipated Rent:	£3,500.00 pcm Approx. 6.7 % Yield

Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: DMP250024

T: 0207 319 9660

E: dartmouthpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

