



Forset Court, Edgware Road, Marylebone, W2

Asking Price: £775,000



Forset Court, Edgware Road, Marylebone, W2

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment located on the second floor of a highly sought-after mansion block above commercial premises on Edgware Road. This remarkable residence offers approximately 710 square feet of well-designed living space, providing both comfort and style. With its prime location, this property is ideal for those seeking a perfect home or an excellent investment opportunity.

Forset Court benefits from passenger lifts, 24-hour porter and stylishly refurbished communal areas. This property enjoys close proximity to the green open spaces of Hyde Park as well as the fashionable amenities of Oxford Street. Marble Arch and Edgware Road stations which are within easy reach.





Property Features:

- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Guest WC
- 2nd Floor
- 710 Square Feet
- Lift & Porter
- Edgware Road Station (0.3 miles)
- Marble Arch Station (0.4 miles)
- Paddington Station (0.6 miles)

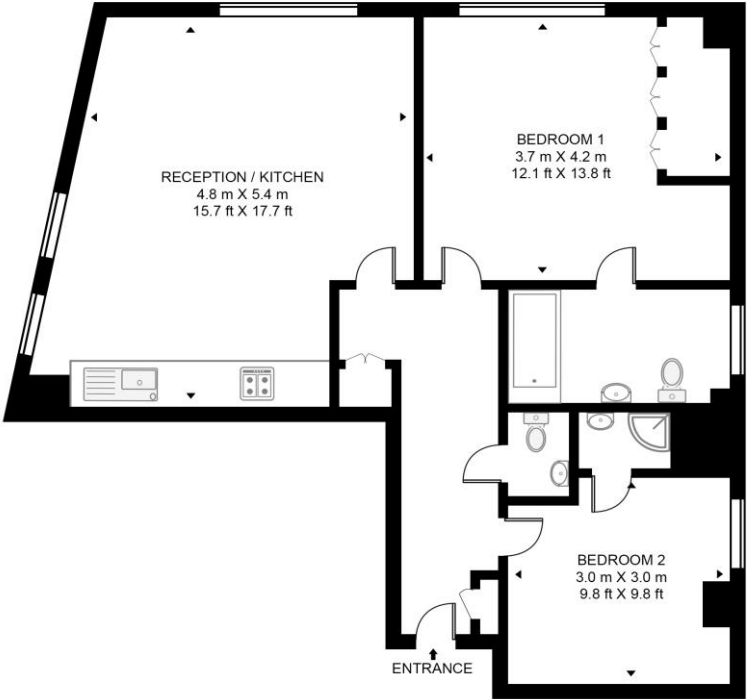


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FORSET COURT, 140 EDGWARE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA 710 SQ.FT (66 SQ.M)



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

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

Asking Price:	£775,000
Tenure:	Leasehold Expires 13/03/2123 Approximately 98 Years Remaining
Ground Rent:	Nil
Service Charge:	£11,074.50 (per annum) for the year 2024
Anticipated Rent:	£3,500.00 pcm Approx. 5.4 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240206

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

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