

**£1,000,000**

Vincent Court, Marylebone, W1H



2 Bedrooms



1 Bathroom



1 Reception

### Bright 2 Bed Flat for Sale in Vincent Court W1H

2 double bedroom apartment set in this popular block, on the first floor. With a spacious fitted kitchen and dining area, good size reception room, guest cloakroom and family bathroom. With large windows making this a bright apartment. In need of some updating.

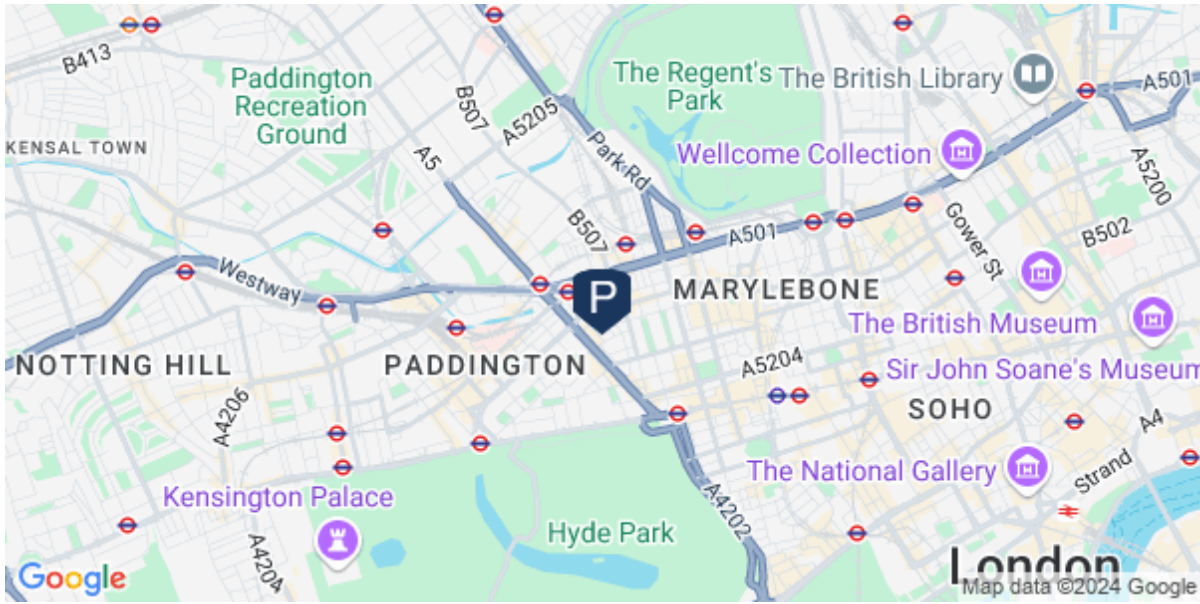
Vincent Court is ideally situated a short walk to Marylebone High Street, Oxford Street and Maryle Arch.

- ✓ Entrance Hall
- ✓ Reception Room
- ✓ 2 Double Bedrooms
- ✓ kitchen / Dining Room
- ✓ Family Bathroom
- ✓ Guest Cloakroom
- ✓ Small Outside Area
- ✓ Share of Freehold 964 year lease App
- ✓ 10 minutes walk to Baker Street & Oxford Street
- ✓ £3100.00 pa £600. sinking fund pa



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
<b>A</b>		
<b>B</b>		
<b>C</b>	74	76
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**FIRST FLOOR**  
882 SQ FT / 81.9 SQ M