

CROSSLAND OTTER HUNT

74 Gloucester Place,
London,
W1U 6HH

Fully fitted and furnished bright lower
ground floor

770 sq ft (71.54 sq m)

020 7408 1114
www.coh.eu



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Nearest Stations



Baker Street
(0.3 Miles)



Marylebone
(0.3 Miles)



Marble Arch
(0.4 Miles)

The property is situated on the east side of Gloucester Place between Portman Square and Marylebone Road. Baker Street underground station and Marylebone underground / mainline station are both within easy walking distance.



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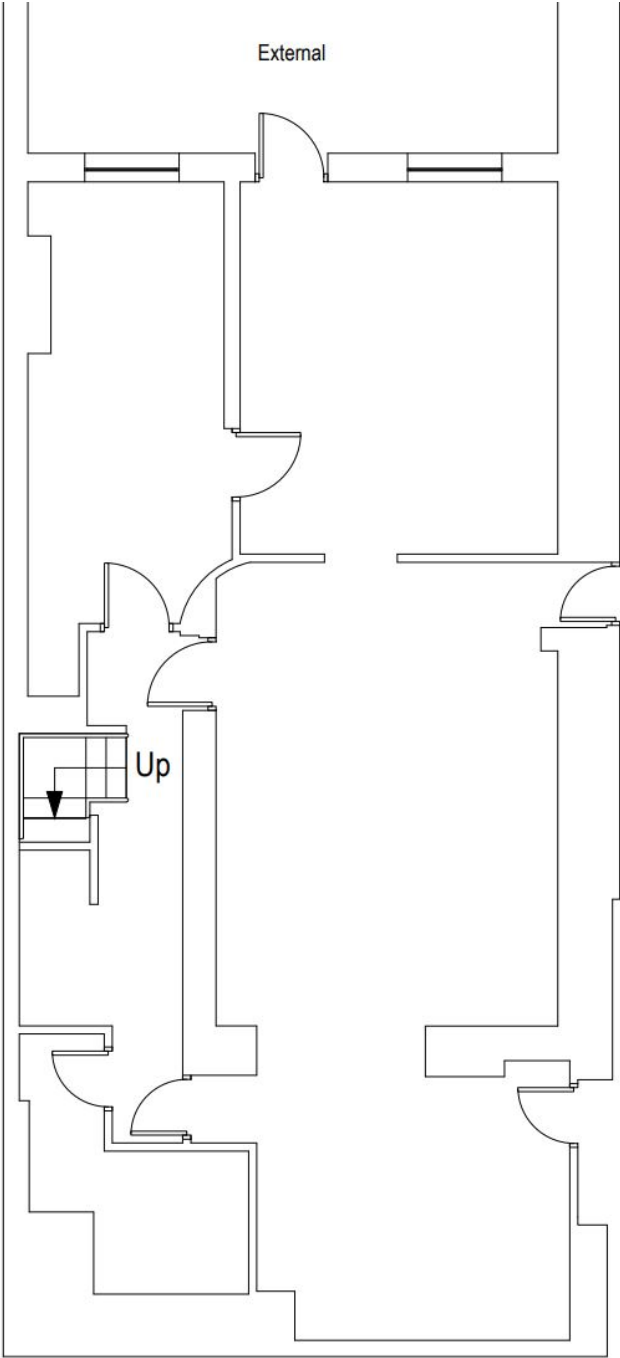
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- Cooling
- Fibre
- Kitchen
- Self contained entrance
- Wooden vinyl flooring
- Bright space with excellent natural light
- Demised WC
- Shared shower

Lower Ground Floor



Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
Lower Ground	770	71.54	£42.50	£14.31	£9.44	£51,012.50	Under Offer

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CONTACT US



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Description

The accommodation is situated on the lower ground floor of this period mid-terrace building and can be accessed either through a well-presented entrance hall or via a private, self-contained entrance. The suite consists of four interconnecting rooms and has recently been refurbished. It benefits from good natural light, vinyl wood flooring, and is fully furnished. The space includes a demised WC and kitchenette, with an additional communal shower available on the ground floor.

Location

The property is situated on the east side of Gloucester Place between Portman Square and Marylebone Road. Baker Street underground station and Marylebone underground / mainline station are both within easy walking distance.

Viewings

Via the sole agents, Crossland Otter Hunt.

Terms

Available by way of a new, flexible lease.

EPC

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ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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