



**Brock Street, Marylebone, NW1**

Asking Price: £565,000

 Benham  
& Reeves

# Brock Street, Marylebone, NW1

🏠 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

An immaculately presented 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.

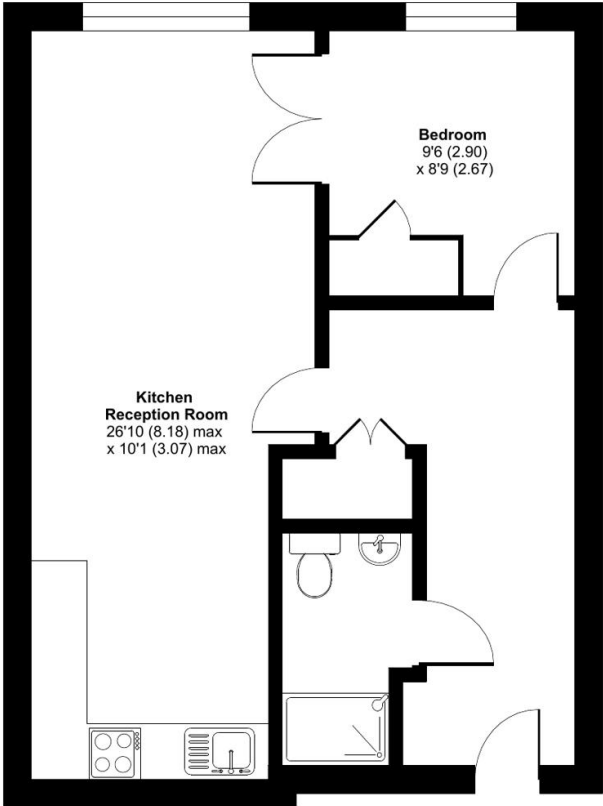
- Double Bedroom
- Shower Room
- 26' Reception Room
- Open Plan Kitchen
- Lift Access
- 24 Hour Concierge
- Courtyard Gardens





## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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:	£565,000
Tenure:	Leasehold Expires 02/09/3010 Approximately 984 Years Remaining
Ground Rent:	£400.00 (per annum)
Service Charge:	£6,445.64 (per annum) for the year 2025
Anticipated Rent:	£3,500.00 pcm Approx. 7.4% Yield

## Viewings:

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

Our reference: DMP250024

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