



Forset Court, Edgware Road, Marylebone, W2

Asking Price: £410,000

 Benham
& Reeves

Forset Court, Edgware Road, Marylebone, W2

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Located on the seventh floor and spanning approximately 525 square feet is this well-maintained, well-proportioned apartment.

Entering via an entrance hall that leads to a large reception room, a separate fitted kitchen with integrated appliances, a spacious bedroom with storage, an en-suite bathroom, and a guest cloakroom off the entrance hall. Further benefits include wooden flooring throughout and ample storage. A rare feature of this apartment is the Juliet balconies, one of only two apartments within Forset Court to benefit from this design, allowing for increased natural light and fresh airflow.

Forset Court is a prestigious mansion block with a passenger lift, 24-hour porter and recently refurbished communal areas. located in an enviable central location moments from Hyde Park, Marble Arch and Oxford Street, providing residents with exceptional access to world-class shopping and dining.

Transport links- Edgware Road Station (Circle, District, Hammersmith & City Lines 0.2 miles) Edgware Road (Bakerloo Line Station 0.3 miles) Marble Arch Station (Central Line 0.4 miles)





Property Features:

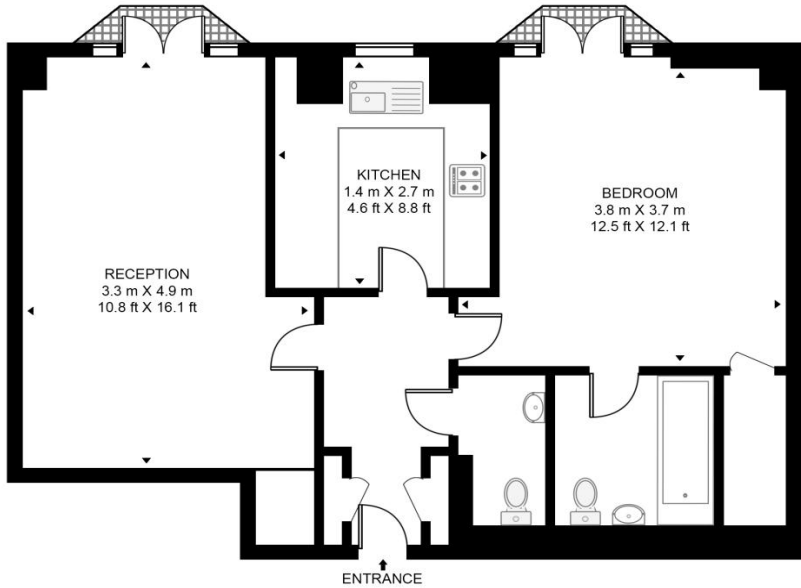
- One Bedroom
- French Balcony
- 7th Floor
- 525 Square Feet (Approx.)
- Recently Refurbished
- Lift & Porter
- Prime Location
- Edgware Road Station (0.3 miles)
- Marble Arch Station (0.4 miles)
- Paddington Station (0.6 miles)



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FORSET COURT
APPROXIMATE GROSS INTERNAL FLOOR AREA 525 SQ.FT (48.8 SQ.M)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SEVENTH FLOOR

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.
WWW: hdivirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdivirtualart.com

Terms & Conditions:

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

Asking Price:	£410,000
Tenure:	Leasehold Expires 23/03/2123 Approximately 96 Years Remaining
Ground Rent:	Nil
Service Charge:	£9,201.26 (per annum) for the year 2026
Anticipated Rent:	£2,700.00 pcm Approx. 7.9% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN260076

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W: www.benhams.com

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