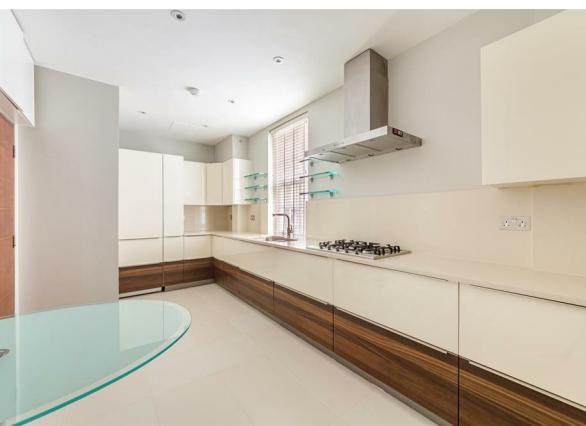


FLAT 5, WEYMOUTH HOUSE 84-94 HALLAM STREET, LONDON, W1W 5HF

£5,995 PER MONTH

COUNCIL TAX BAND: G

TRISPENS

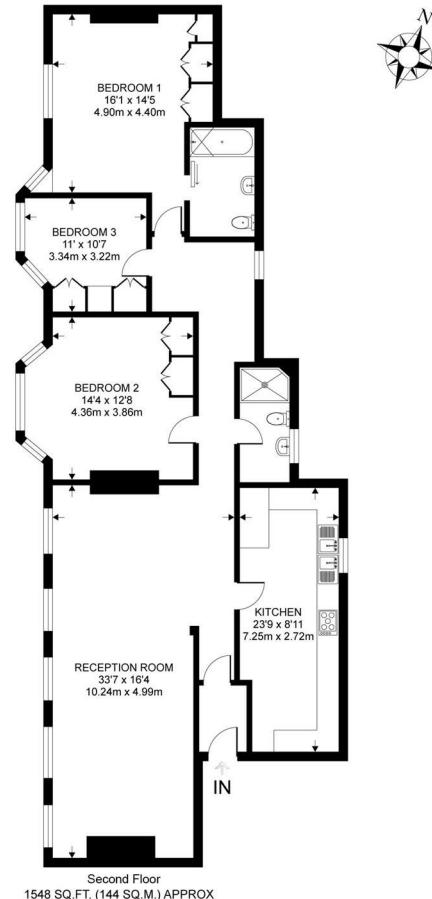


AN IMMACULATE THREE-BEDROOM PROPERTY, PRESENTED IN EXCELLENT DECORATIVE ORDER THROUGHOUT HAVING JUST BEEN FULLY REDECORATED AND EQUIPPED WITH DESIGNER FURNITURE. THE LATERAL APARTMENT SPANS NEARLY 1600 FT.<sup>2</sup> AND IS SET ON THE SECOND FLOOR OF THIS PEACEFUL MANSION BLOCK (WITH LIFT) ON HALLAM STREET IN THE VERY CENTRE OF LONDON. THE PROPERTY BRIEFLY COMPRISES OF A DOUBLE SIZED RECEPTION ROOM, FLOODED WITH NATURAL LIGHT FROM FIVE LARGE WEST FACING WINDOWS WITH AMPLE SPACE TO RELAX AND DINE. THERE IS A MODERN KITCHEN, WITH MIELE AND SIEMENS APPLIANCES, LARGE FRIDGE FREEZER, DOUBLE OVEN AND THERE IS A SEPARATE WASHING MACHINE AND TUMBLE DRYER, ALSO PLENTY OF SPACE FOR A TABLE AND CHAIRS. THERE ARE THREE BEDROOMS, ALL BOASTING BESPOKE FITTED STORAGE, THE MASTER SUITE HAS A LUXURY BATHROOM AND THERE IS A FURTHER FAMILY BATHROOM TO SERVE THE SECOND AND THIS BEDROOMS. THERE IS AIR-CONDITIONING FOR THE THREE DAYS OF THE YEAR IT MAY BE REQUIRED.

MARYLEBONE IS ARGUABLY THE VERY FINEST RESIDENTIAL SPOT OF THE CAPITAL WITH A WORLD-BEATING ARRAY OF MUSEUMS, RESTAURANTS, UNIVERSITIES AND A NEVER-ENDING LIST OF DESIGNER SHOPS AND INDEPENDENT DELIS. REGENTS PARK, ARGUABLY LONDON'S BEST ROYAL PARK, IS A FEW MINUTES' WALK AND FEATURES, TO NAME JUST A HANDFUL: LONDON ZOO, A BEAUTIFUL JAPANESE WATER GARDEN, BOATING LAKE, ATHLETIC FACILITIES, AN OPEN-AIR THEATRE OR JUST ENJOY THE PERFECTLY MANICURED GROUNDS.

TIM LAWLER 35 EMMANUEL ROAD  
LONDON  
SW12 0HH  
07939557155  
TIM@TRISPENS.CO.UK

### Hallam Street, W1W



TOTAL APPROX. FLOOR AREA 1548 SQ.FT. (144 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the information contained in this brochure, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC