



Hallam Street, Marylebone, London, W1W .| £890

- Stunning New Refurbishment
- Lift
- 4th Floor
- Modern Bathrooms

- Modern Fitted Kitchen
- Stones Throw from Great Portland Street
- Council tax - F - £984 per annum
- Available Immediately

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

Vita properties are proud to bring to market this newly renovated two bedroom/ two bathroom home benefits from fantastic location- just next to the green spaces of Regent's Park for a morning walk of fresh air.

Situated on the fourth floor (with a lift) of an attractive building just moments from Great Portland Street, the apartment boasts superb living space with neutral décor including a welcoming entrance hall, modern kitchen with granite worktops, two spacious bedrooms and two bathrooms (1 en-suite).

Hallam Street is close to a variety of shops, cafes and restaurants, while you will be even more spoilt for choice if you decide to venture out to the neighbouring Warren Street and Oxford Street.

Excellent transport links include: Great Portland Street (Metropolitan, Hammersmith & City and Circle lines), Oxford Circus (Bakerloo, Central and Victoria lines) and a wealth of regular bus services.

	Flat
	Available to Let
	x 2
	x 1
	x 2



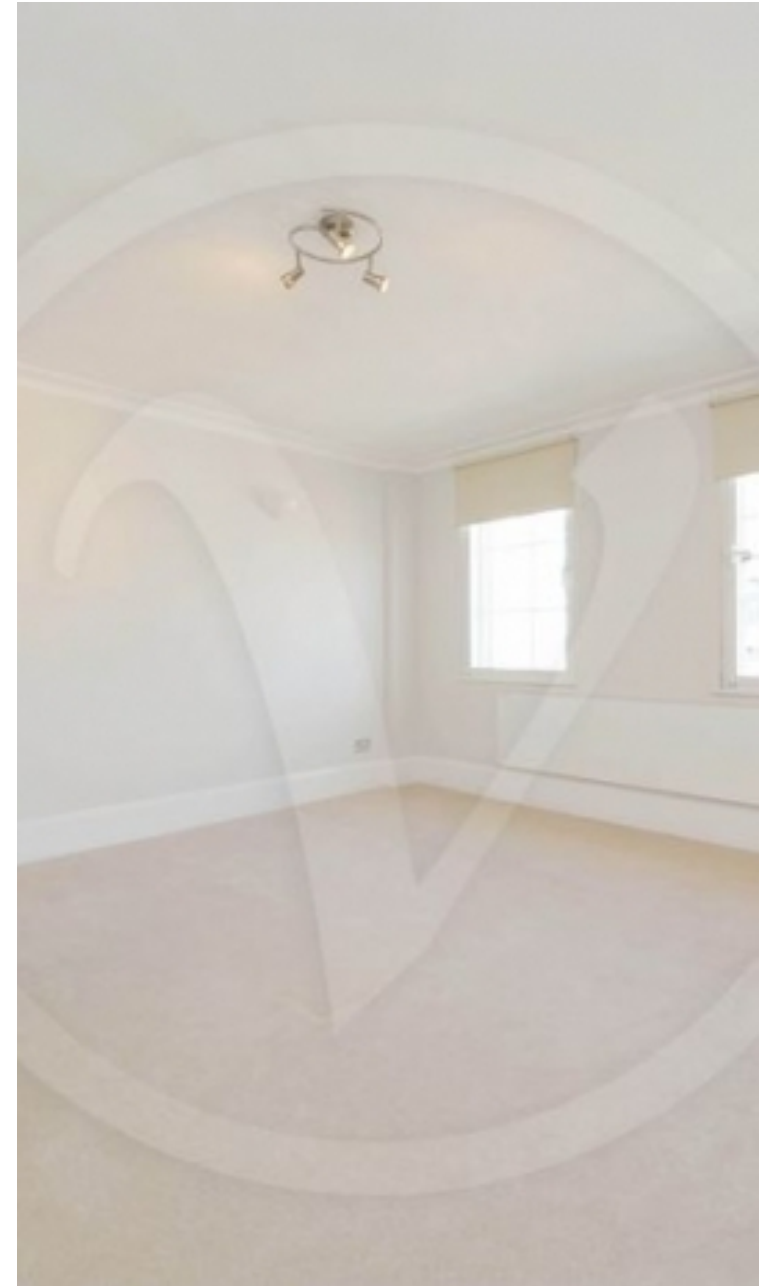
Oliver Kent

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"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

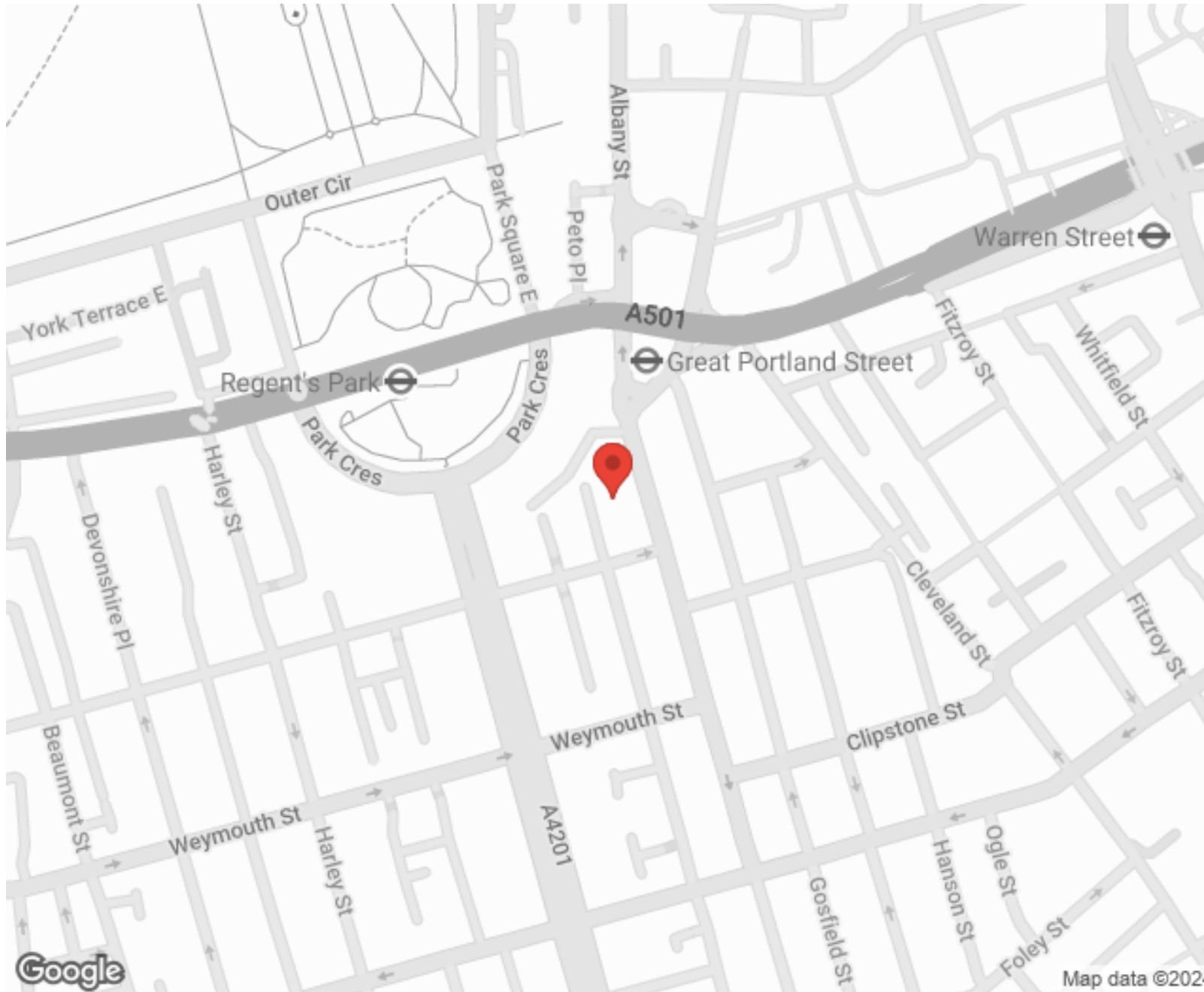
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
	74	66	66
56			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive		EU Directive	

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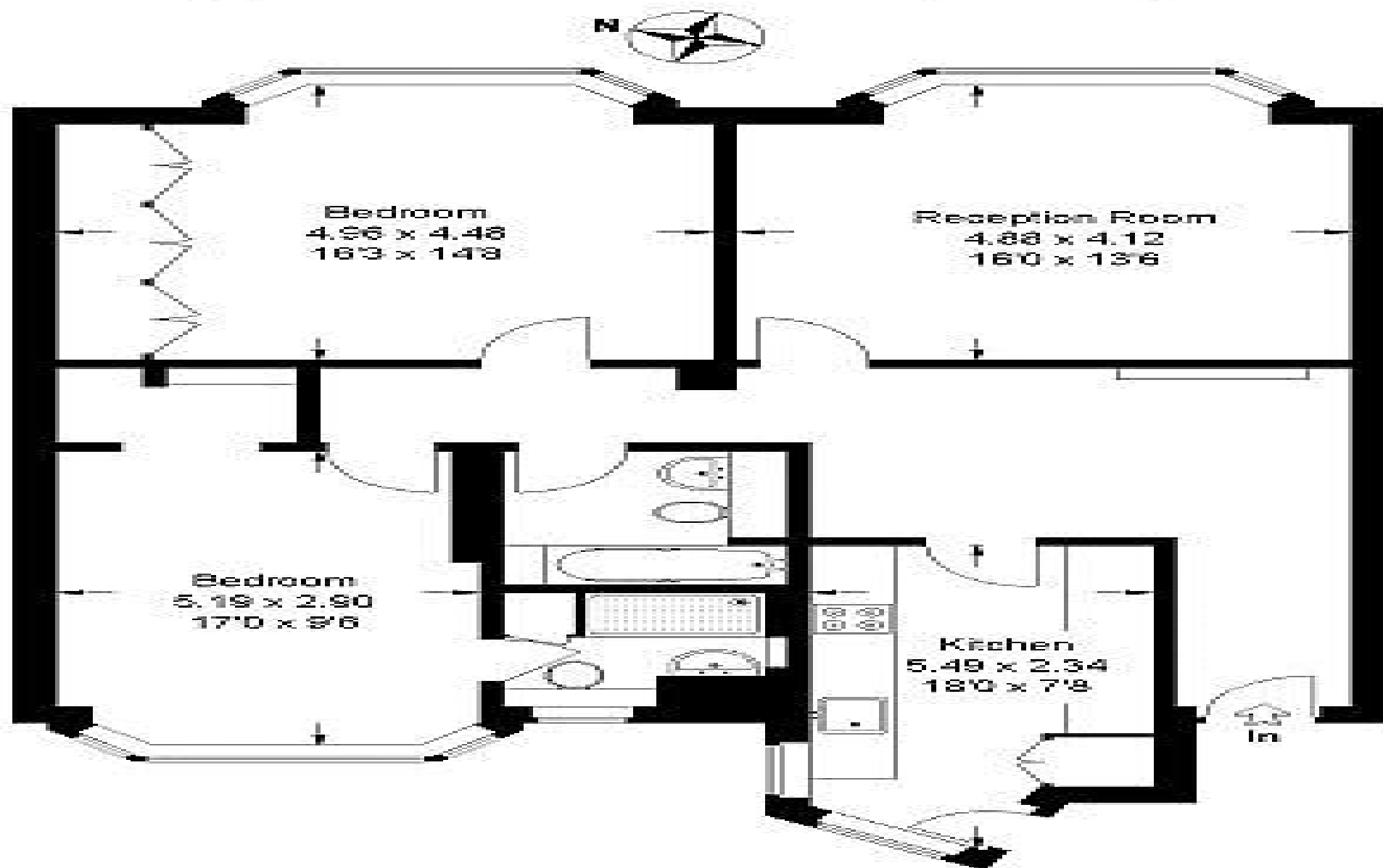
4.9 Stars | 132 Reviews

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# Rossetti House

Approximate Gross Internal Area :- 103 sq m / 1109 sq ft



## Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID9512)