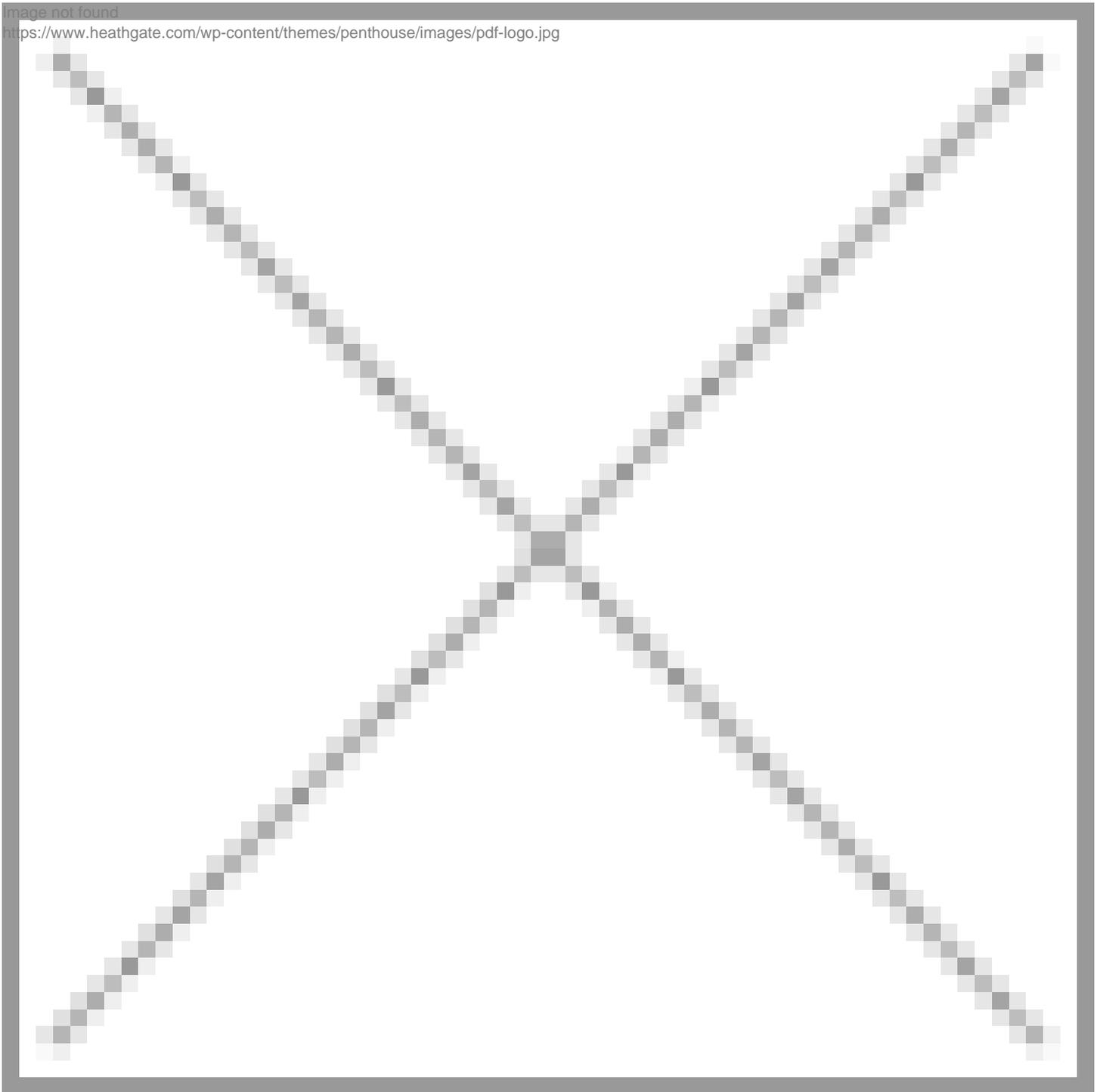


Image not found

<https://www.heathgate.com/wp-content/themes/penthouse/images/pdf-logo.jpg>



## Varsity Court, Homer Street, W1

Image not found

<https://www.heathgate.com/wp-content/uploads/2019/10/Varsity-Court-W1-front-725x410.jpg>



**£1,399,950** - ID: VEB/009013/2 - [Marylebone](#)- [Flat](#)

A spacious first floor three bedroom apartment located within this attractive modern development

benefitting from a private balcony and its own allocated underground parking space. The apartment itself comprises approx 1400 sq ft of accommodation and is being offered in good decorative condition and chain free.

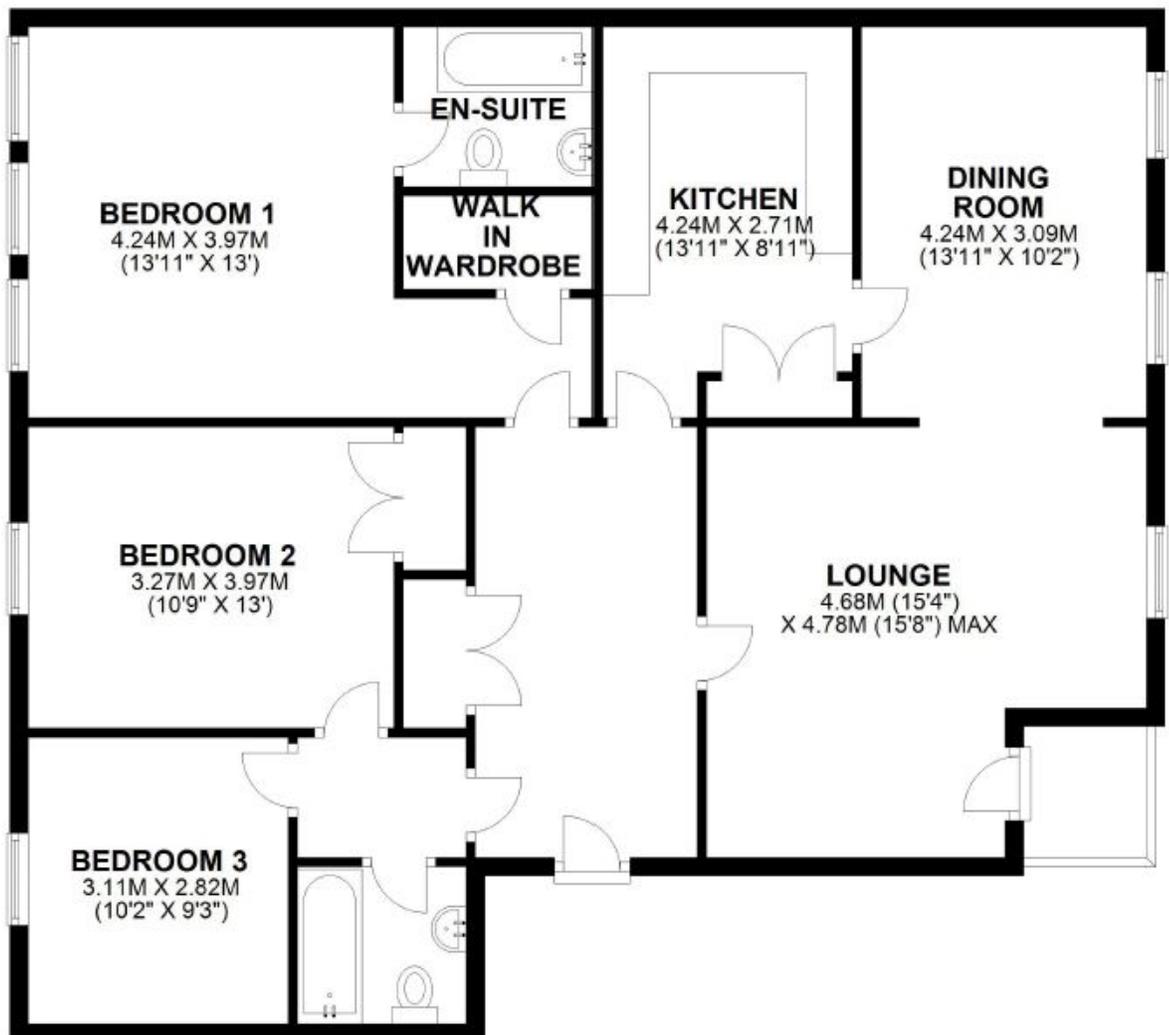
Located on the West side of Marylebone, this popular portered block is well located for the amenities of Marylebone High Street, Oxford Street Mayfair and wide open spaces of Hyde Park.

Nearby transport links include London Underground services from Marble Arch (Central Line), Baker Street (Jubilee, Metropolitan, Bakerloo, Hammersmith & City, & Circle), Edgware Road (District, Circle, Hammersmith & City) as well as National Rail services from Marylebone and Paddington (including Heathrow Express). Motorists enjoy easy access to the A40. EPC Rating B

2 BATHROOMS - 2 RECEPTION ROOMS - 3 BEDROOMS - BALCONY - CHAIN FREE - CLOSE TO EDGWARE ROAD TUBE - CLOSE TO TRANSPORT AND SHOPS - MODERN PURPOSE BUILT BLOCK - NEIGHBOURHOOD OF MARYLEBONE - POTERAGE - UNDERGROUND PARKING

### FIRST FLOOR

APPROX. 117.7 SQ. METRES (1267.3 SQ. FEET)



Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

### FLAT 4, VARSITY COURT

# Listing Gallery

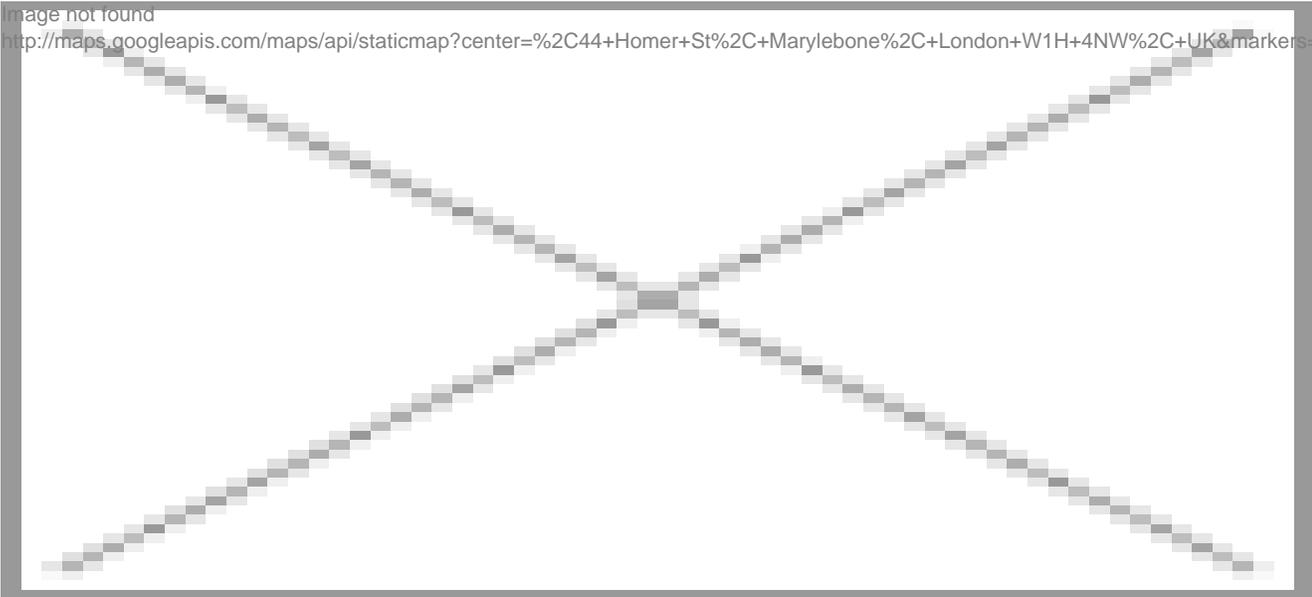


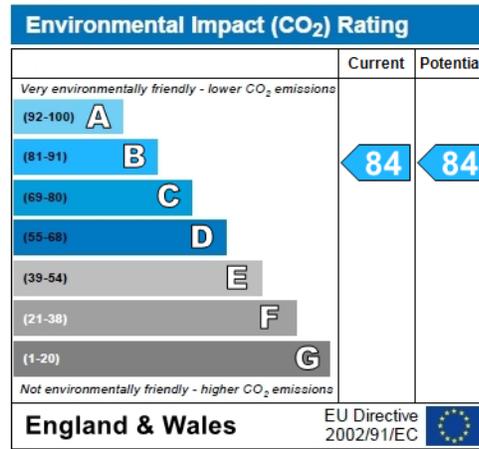
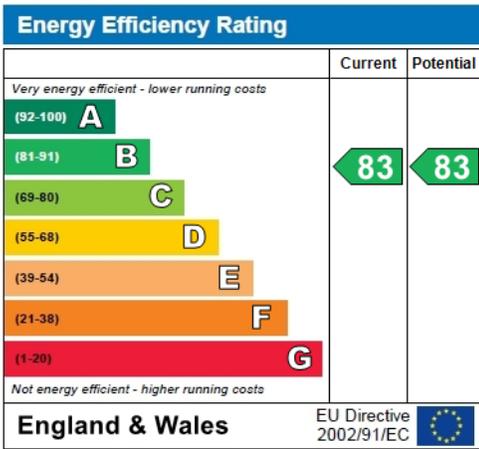


## Property Location

Image not found

<http://maps.googleapis.com/maps/api/staticmap?center=%2C44+Homer+St%2C+Marylebone%2C+London+W1H+4NW%2C+UK&markers=%2C44+Homer+St%2C>





Bedrooms 3  
 Bathrooms 2  
 Size 1400 sq ft

## VIEWING

By appointment with Heathgate. Prior to making an appointment to view, Heathgate strongly recommend that you discuss any particular points that are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

## IMPORTANT NOTICE

- These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.
- Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order.  
 Purchasers should satisfy themselves on such matters prior to purchase.
- The images depict only certain parts of the property. It should not be assumed that any contents/ furnishings/furniture etc. are included in the sale. It should not be assumed that the property remains as displayed in the image(s). no assumptions should be made with regard to parts of the property that are not shown. Please ask for further information if required.
- Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- Where any reference is made to the planning permissions or potential uses such information is given by Heathgate in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase.
- Descriptions of the property are subjective and are used in good faith as an opinion and **NOT** as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of this property.