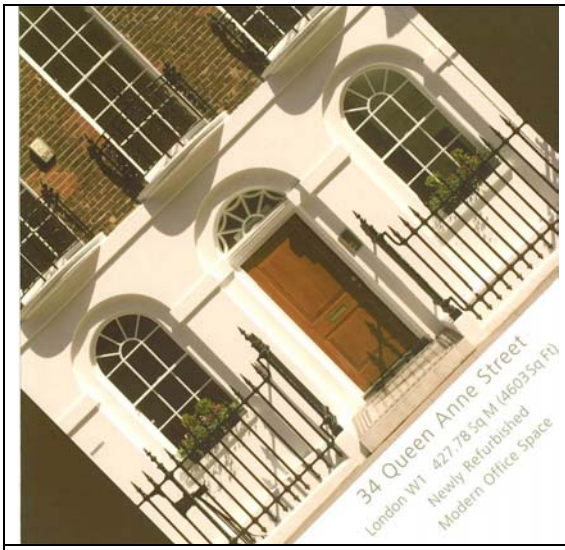


# 34 Queen Anne Street

London W1 427.78 Sq M (4603 Sq Ft)

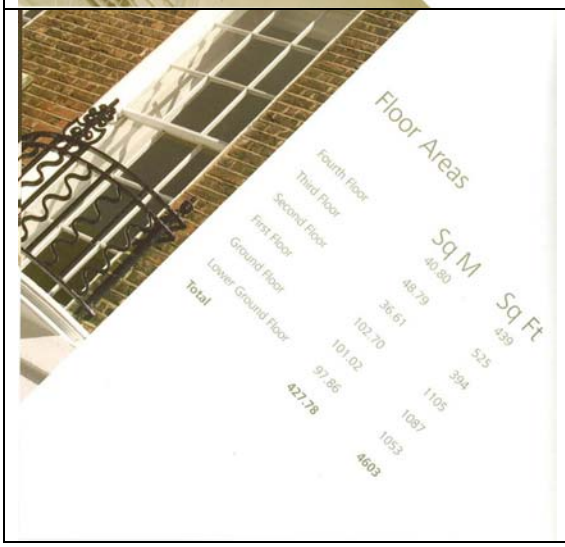
Newly Refurbished

Modern Office Space

- Fitted Kitchen
- Central Heating
- Part Comfort Cooled
- Uplighters
- Category 5 Cabling
- Excellent Natural Light

Ground Floor Plan

A beautiful period building with an elegant façade, 34 Queen Anne Street has a mix of traditional and modern open plan accommodation. The property has been refurbished to provide offices over lower ground to fourth floors.



## Floor Areas

| | Sq M | Sq Ft |
|---|---|---|
| Fourth Floor | 40.80 | 439 |
| Third Floor | 48.79 | 525 |
| Second Floor | 36.61 | 394 |
| First Floor | 102.70 | 1105 |
| Ground Floor | 101.02 | 1087 |
| Lower Ground Floor | 97.86 | 1053 |
| **Total** | **427.78** | **4603** |

The property is situated on the north side of Queen Anne Street, close to the junction with Wimpole Street. Marylebone High Street with its diverse shopping facilities is in close proximity. There are excellent transport links and nearest underground stations are Regent's Park, Great Portland Street, Oxford Circus and Baker Street.

Howard de Walden Marketing
Tel: 020 7290 0970

GODFREY VAUGHAN
020 7659 4949
www.godfreyvaughan.co.uk

www.marylebonevillage.com

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