

Manchester Street, Marylebone

W1





Tenure: Leasehold, approximately 94 years remaining
 Local Authority: City of Westminster



A spacious flat in a Grade II listed conversion with the added advantage of its own private entrance and patio courtyard.

This exceptional maisonette has been completely refurbished and offering elegant interiors, the property comprises master bedroom with ensuite, guest W/C, reception room and fully fitted kitchen. The private patio courtyard is accessed via a fully opening bi-fold door in the kitchen, giving a fantastic alfresco dining area. Large traditional sash windows in the bedroom and reception room provide the rooms with lots of natural light.

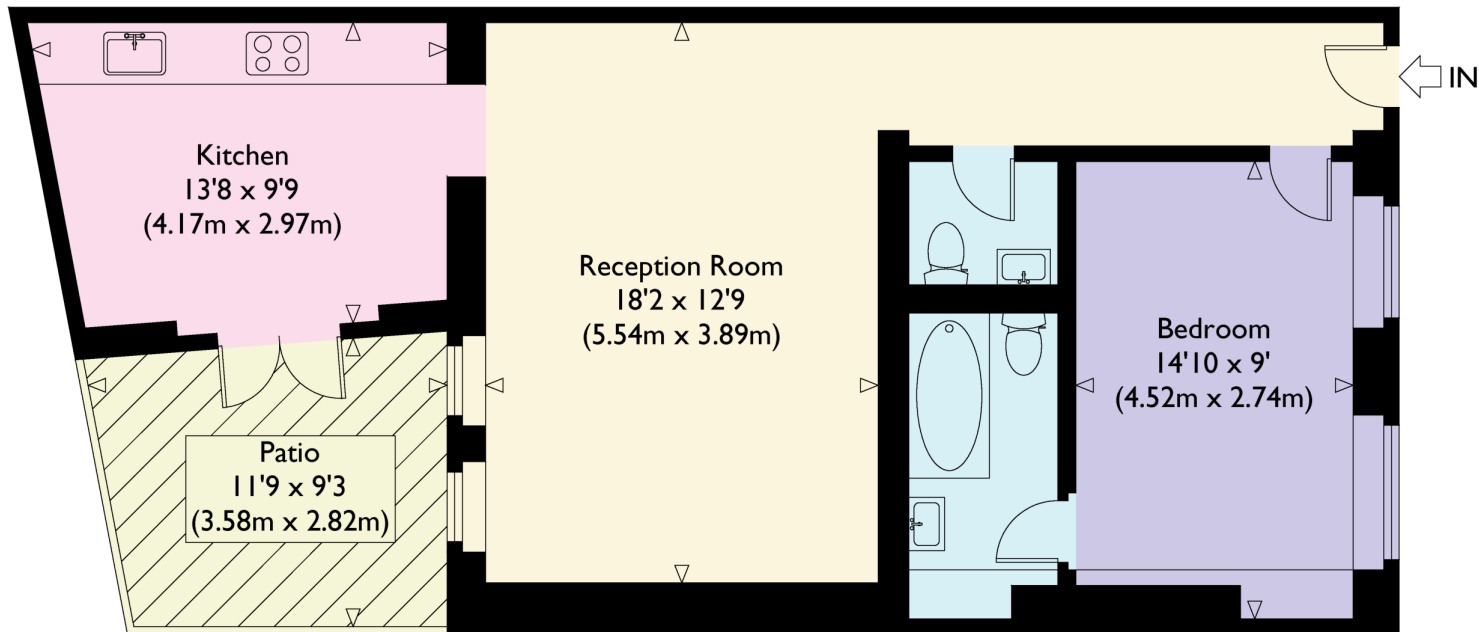
Manchester Street is a quiet residential street ideally located for the boutique shops and restaurants of Marylebone High Street and is within easy reach of the world-renowned shopping of Oxford Street and the green open spaces of Regent's Park.





Manchester Street, W1

Approximate Gross Internal Floor Area : 670 sq ft / 62.2 sq m
Patio Area : 101 sq ft / 9.4 sq m



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Daniel Sugarman
020 7861 1224
daniel.sugarman@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated Oct 2020. Photographs and videos dated Oct 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.