

# Manchester Street, Marylebone **WIU**

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A contemporary apartment located on the first floor of a charming period building in one of Marylebone's most sought-after areas. This home benefits from a practical layout and high quality finishes. It showcases a bright and spacious reception room featuring a marble fireplace. The principal bedroom features built-in wardrobes and an en suite bathroom, offering comfort and convenience. Additionally, there's a second double bedroom and a second family bathroom. The separate kitchen is equipped with modern appliances and ample storage space. Located in the heart of Marylebone, Manchester Street is just moments away from an array of shops, cafes, and restaurants.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 138 years remaining

**Service charge:** £3,978.90 per annum, reviewed annually, next review is due in 2024

**Ground rent:** peppercorn

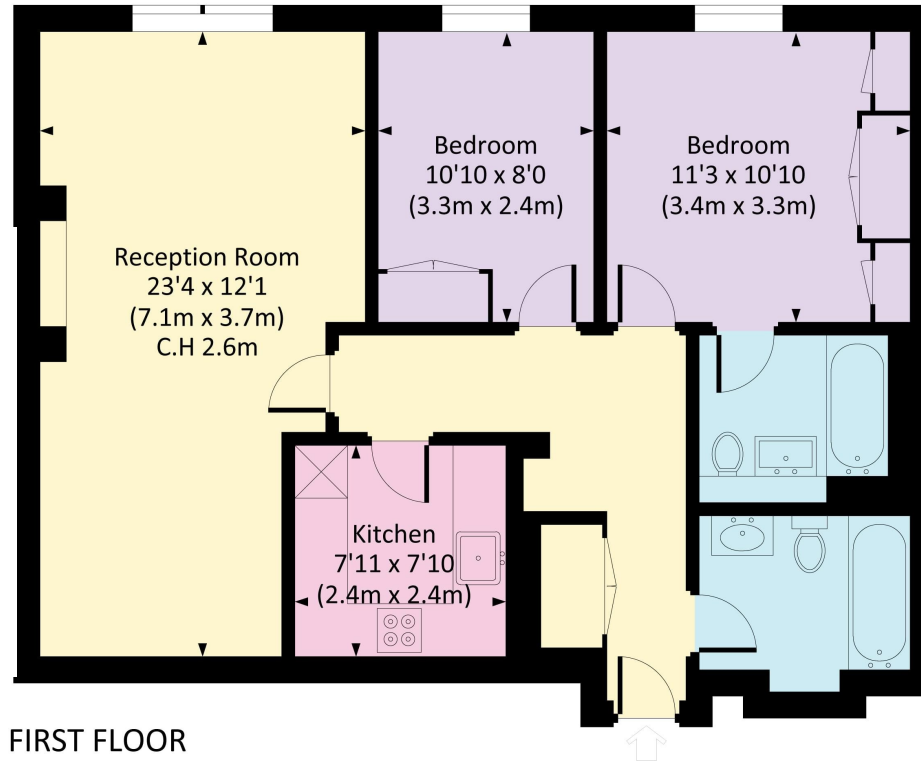
**Local authority:** City of Westminster

**Council tax band:** G









FIRST FLOOR

**Approximate Gross Internal Floor Area**  
**71.4 sq m / 768 sq ft**

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](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Daniel Sugarman**  
 +44 20 7861 1224  
[daniel.sugarman@knightfrank.com](mailto:daniel.sugarman@knightfrank.com)



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