



Mansfield Street, Marylebone **WIG**



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An impressive lateral apartment with wonderfully high ceilings and a characterful finish within a highly sought-after building in Marylebone. The property showcases a principal bedroom that benefits from plenty of built-in storage and an en suite bathroom featuring his and hers sink. There are two additional bedrooms, a family bathroom and a guest WC. This beautiful home also offers great entertaining space, a bright, spacious reception room with dining area, and a modern open kitchen that can easily be separated with sliding doors, all benefiting from large windows and far-reaching views over London. Further benefits include wood flooring and built-in storage throughout. Two Mansfield Street is a prestigious mansion block benefiting from professional porter service 24 hours a day, creating a private and luxurious atmosphere. It is ideally located near the greenery of Regent's Park and the stylish shops and restaurants of Marylebone and Mayfair.



Guide price: £4,200,000

Tenure: Available Share of freehold

Service charge: £15,189 per annum, reviewed annually

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: G

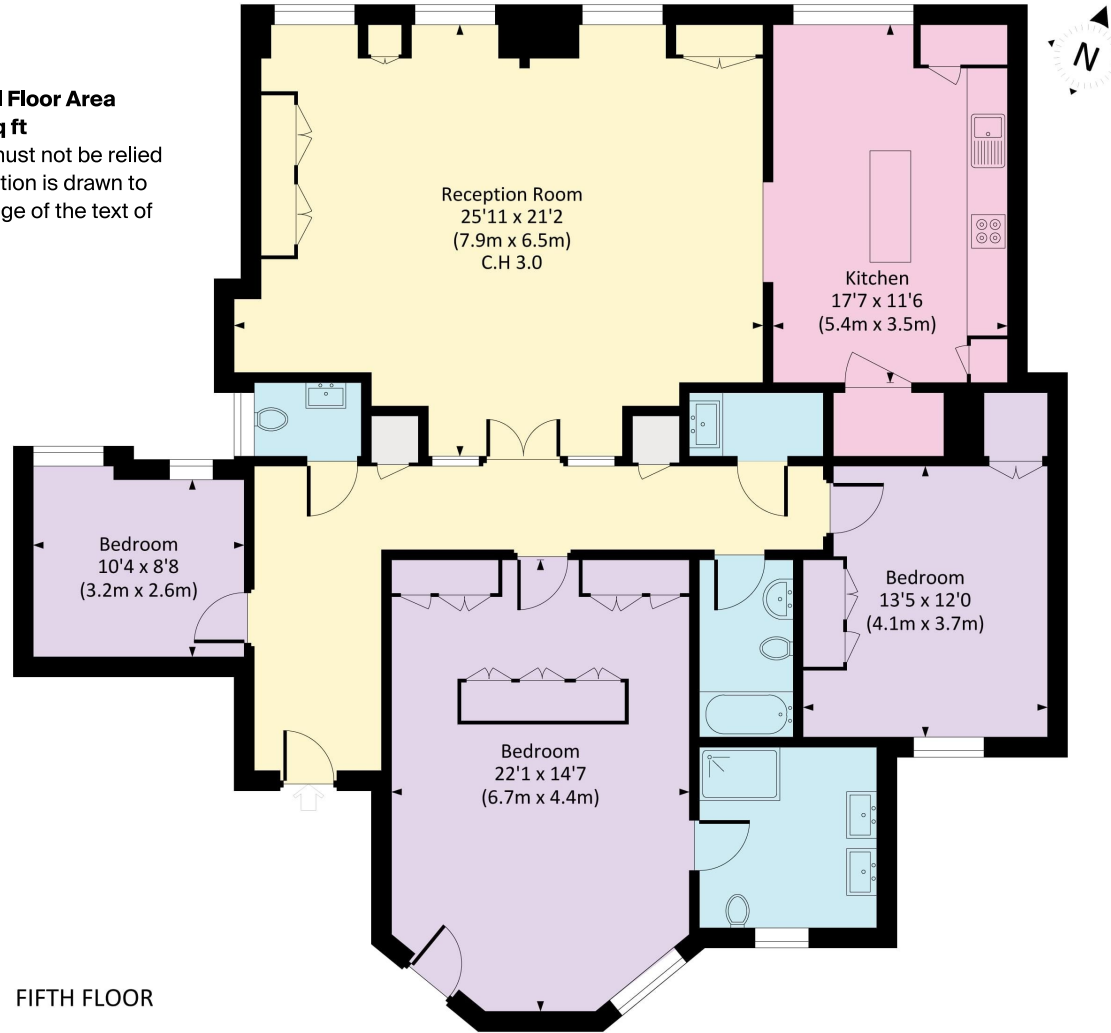




Approximate Gross Internal Floor Area

157.7 sq m / 1,697 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.



FIFTH FLOOR

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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.
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