



Manor House, Marylebone, London NW1

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# Manor House, Marylebone, London NW1

A beautiful penthouse apartment situated on the sixth floor of a Grade II listed period mansion block in north Marylebone. This bright apartment offers a private balcony with iconic views over London. The property is presented with three spacious bedrooms, two bathrooms, a modern open-plan kitchen with a kitchen island, a dining room and a bright and airy living room. Further benefits include wooden flooring, porter service, and a lift. Manor House is a sought-after building only minutes away from the green open spaces of Regent's Park. It is also ideally located for the lively restaurants and stylish boutique shops of Marylebone and Mayfair. There are excellent transport links from Marylebone, Baker Street and Edgware Road stations.



**Guide price:** £2,000,000

**Tenure:** Leasehold: approximately 82 years remaining

**Service charge:** approximately £8,000 per annum

**Ground rent:** £50 per annum, rising to £200, due in 2027

**Peppercorn rent:** Manor House

**Local authority:** City of Westminster

**Council tax band:** F

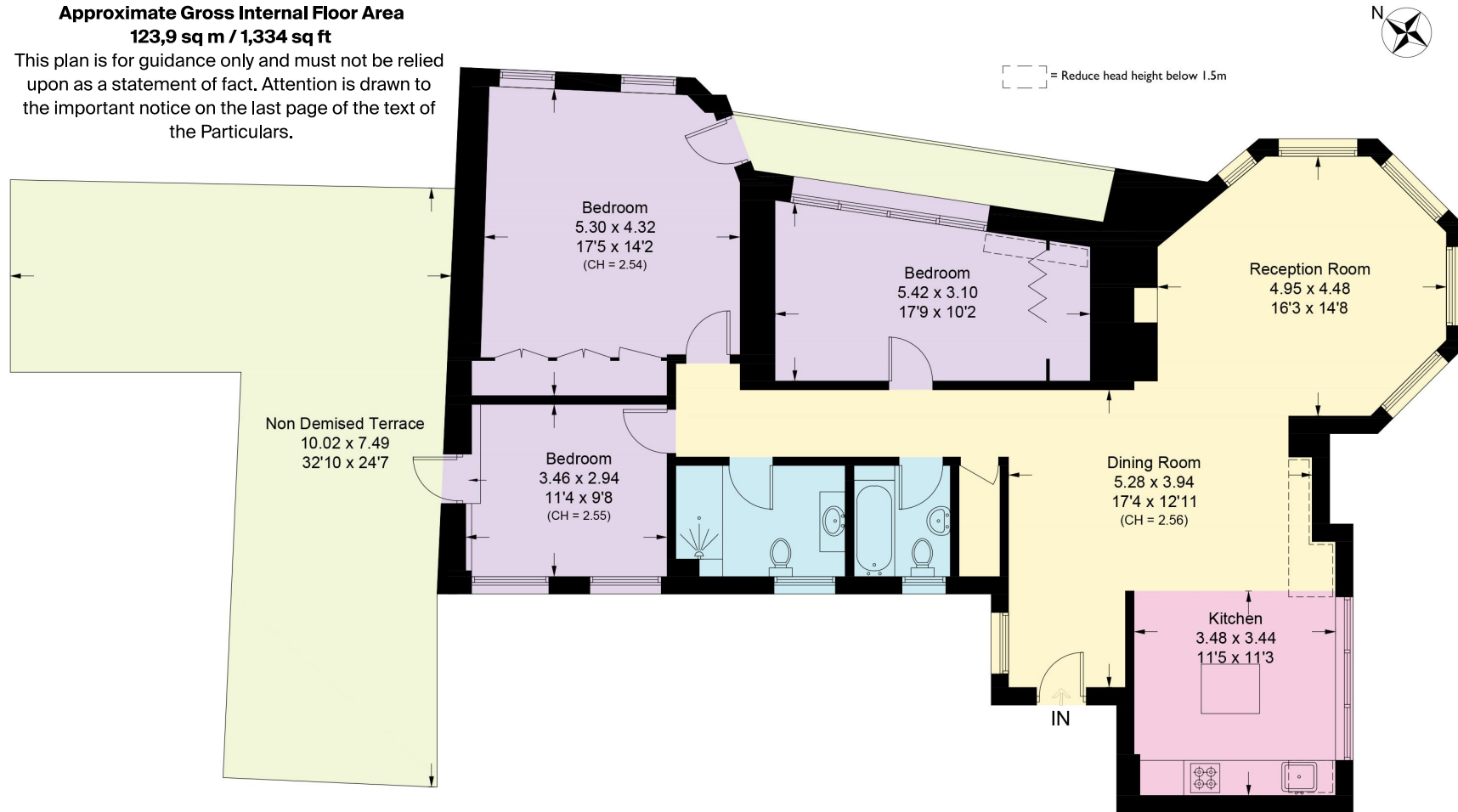




### Approximate Gross Internal Floor Area

123,9 sq m / 1,334 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.



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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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