

# Devonshire Street, Marylebone **WIW**

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A charming apartment in a sought-after portered mansion block in Marylebone Village.

Situated on the second floor, this property features two double bedrooms with built in wardrobes, a family bathroom, a bright reception room and a separate, fully-fitted kitchen. Benefits of the building include porter service, lift access and communal heating and hot water.

Devonshire Street is located moments from Marylebone High Street, with instant access to the fashionable shops and restaurants. The property is only a short walk from the world-renowned shopping of Oxford Street and the green, open spaces of Regent's Park.



**Guide price:** £825,000

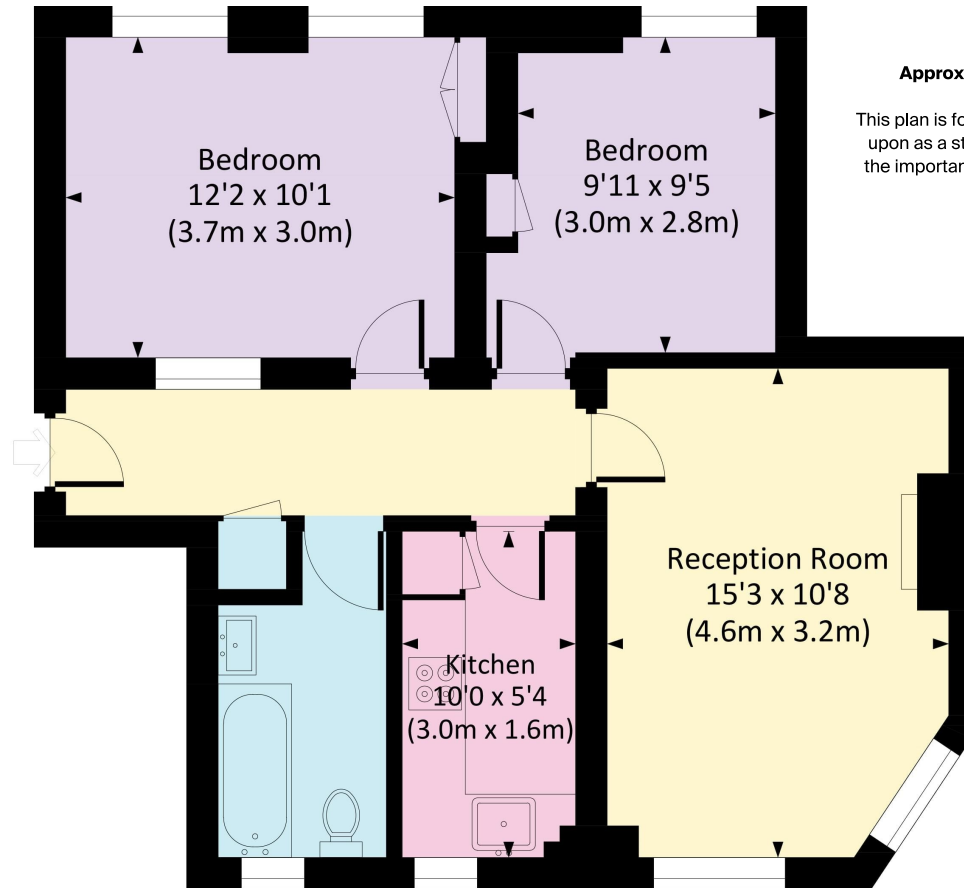
**Tenure:** Leasehold: approximately 91 years remaining

**Service charge:** £7,681.82 per annum, reviewed annually

**Local authority:** City of Westminster

**Council tax band:** E





**Approximate Gross Internal Floor Area  
55.1 sq m / 599 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.

## SECOND FLOOR

**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**  
+44 20 7861 1224  
[daniel.sugarman@knightfrank.com](mailto:daniel.sugarman@knightfrank.com)



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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Particulars dated July 2023. Photographs and videos dated July 2023.

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