



The Mansion, Marylebone WIU



The Mansion

Marylebone **WIU**

An immaculate lateral apartment situated on the fourth floor of one of London's most exclusive developments.

This property has been finished to the highest standards and showcases an abundance of accommodation and entertaining space. The principal bedroom is complete with a walk-in wardrobe and an en suite bathroom featuring a bathtub and a walk in shower. There is a second bedroom with built in wardrobes and an additional bathroom. The dual aspect reception room offers lovely views over Marylebone with floor to ceiling windows. The open plan kitchen and dining room features fully integrated appliances and a marble backsplash. The property further benefits from comfort cooling and a parking space.



Guide price: £4,750,000

Tenure: Leasehold: approximately 990 years remaining

Service charge: £32,233 per annum, reviewed every year, next review due 2024

Ground rent: £750 per annum, fixed

Local authority: City of Westminster

Council tax band: G

Amenities & Location

Residents of The Mansion benefit from access to the state-of-the-art gym, spa, swimming pool and resident's lounge, as well as the development's services, such as 24 hour concierge, valet parking, tailored in-apartment services and an in house chauffeur driven Bentley.

Marylebone Lane offers an excellent location just off Wigmore Street. Only moments away from the plethora of shops and restaurants of Marylebone Village and Mayfair. There are excellent transport links from Bond Street and Oxford Circus stations.





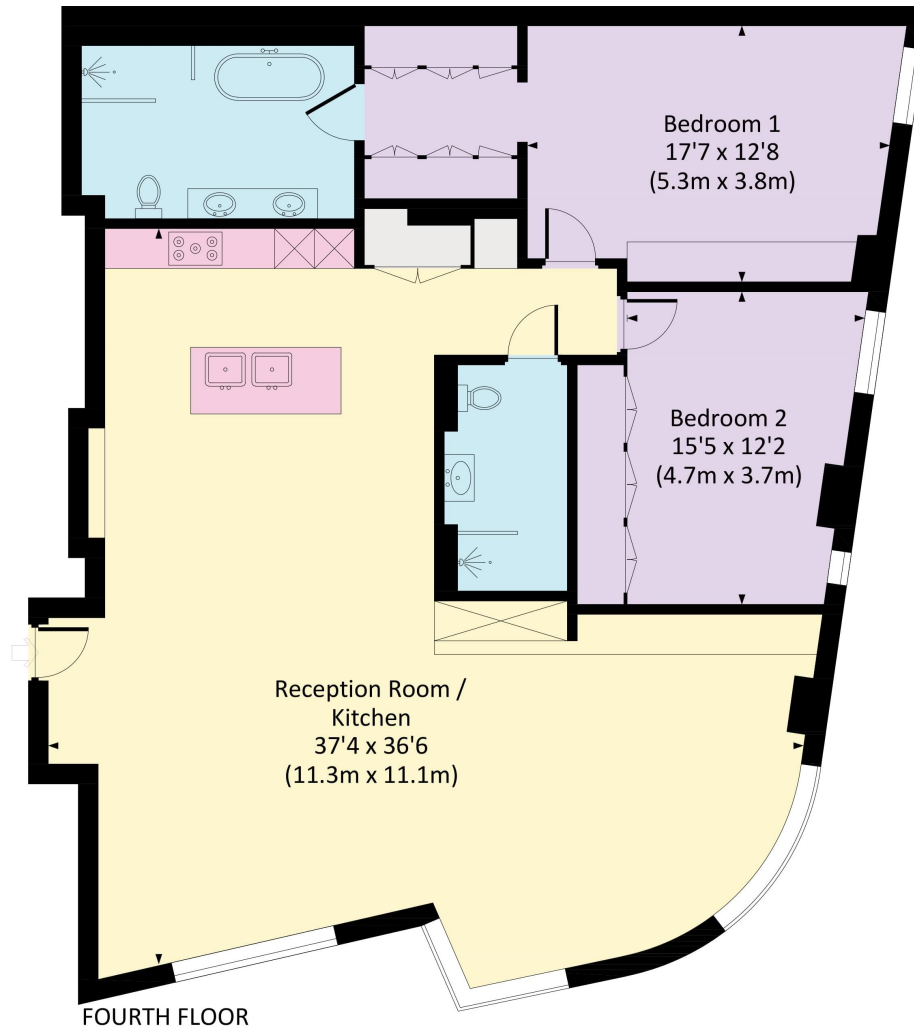






**Approximate Gross Internal Floor Area
154.7 sq m / 1,665 sq ft**

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

I would be delighted to tell you more
Jack Mogridge
+44 20 3435 6447
jack.mogridge@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.
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 July 2023. Photographs and videos dated July 2023.
All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.