



New Cavendish Street, Marylebone **WIG**



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A well presented apartment situated on the third floor of a sought-after period building in the heart of Marylebone. This lovely home offers a spacious double bedroom with a built-in wardrobe, a shower room, a bright reception room and a separate, fully fitted kitchen. The property further benefits from traditional bay windows in the reception room and bedroom, filling the spaces with an abundance of natural light.

Creffield House is a beautiful purpose built block and enjoys a prime central location; it is only moments away from the lively shops and restaurants of Marylebone High Street, as well as the green open spaces of Regent's Park and Hyde Park. There are excellent transport links from Bond Street, Baker Street and Marylebone stations.



Guide price: £825,000

Tenure: Leasehold: approximately 168 years remaining

Service charge: £4,731.24 per annum, reviewed annually

Ground rent: £150 per annum, review period to be confirmed

Local authority: City of Westminster

Council tax band: D







Knight Frank
Marylebone
Unit 49
55 Baker Street
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In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the vendors of this property is a former employee at Knight Frank.

I would be delighted to tell you more
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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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