



Luxborough Street, Marylebone **WIU**



Luxborough Street, Marylebone **WIU**

A modern one bedroom apartment situated on the ground floor of a sought-after red brick mansion block in Marylebone.

This stylish home comprises a spacious double bedroom with a built in wardrobe, a fully tiled bathroom featuring a free standing bathtub and a walk in shower, a separate fully fitted kitchen and a reception room with traditional bay windows.

Cheviot Court is an imposing red brick mansion block just off Marylebone Road. Ideally located for the shops and restaurants of Marylebone High Street and the green open spaces of Regent's Park. There are excellent transport links from Baker Street, Marylebone, Regent's Park and Great Portland Street Stations.



Guide price: £1,000,000

Tenure: Leasehold: approximately 963 years remaining

Service charge: £3,242 per annum, reviewed annually

Local authority: City of Westminster

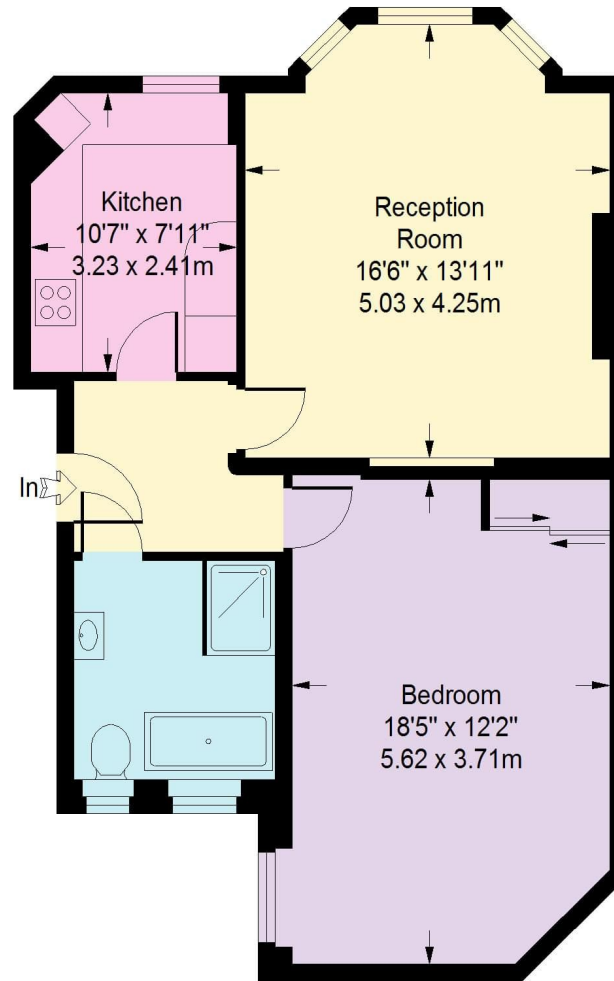
Council tax band: G





**Approximate Gross Internal Floor Area
61.31 sq m / 660 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.



Ground Floor

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
knightfrank.co.uk

I would be delighted to tell you more
Daniel Sugarman
+44 20 7861 1224
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.

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 February 2019. Photographs and videos dated February 2019.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.