

# New Cavendish Street, Marylebone **W1W**

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# New Cavendish Street, Marylebone **WIW**

A well appointed lateral apartment situated on the third floor of an impressive red brick mansion block in Marylebone.

This charming home benefits from an abundance of natural light and period features. It comprises two spacious bedrooms with built in wardrobes, two bathrooms, a bright and airy reception room with traditional bay windows and a large, fully fitted kitchen. The property further benefits from portorage.

New Cavendish Street is ideally located for the plethora of boutique shops and restaurants of Marylebone, Mayfair and Fitzrovia, while the green open spaces of Regent's Park are also a short walk away. Excellent transport links from Great Portland Street, Regent's Street, Goodge Street and Oxford Street stations make it easy to get around London.



**Guide price:** £1,450,000

**Tenure:** Leasehold: approximately 179 years remaining

**Service charge:** £7,446.02 per annum, reviewed annually

**Ground rent:** peppercorn

**Local authority:** City of Westminster

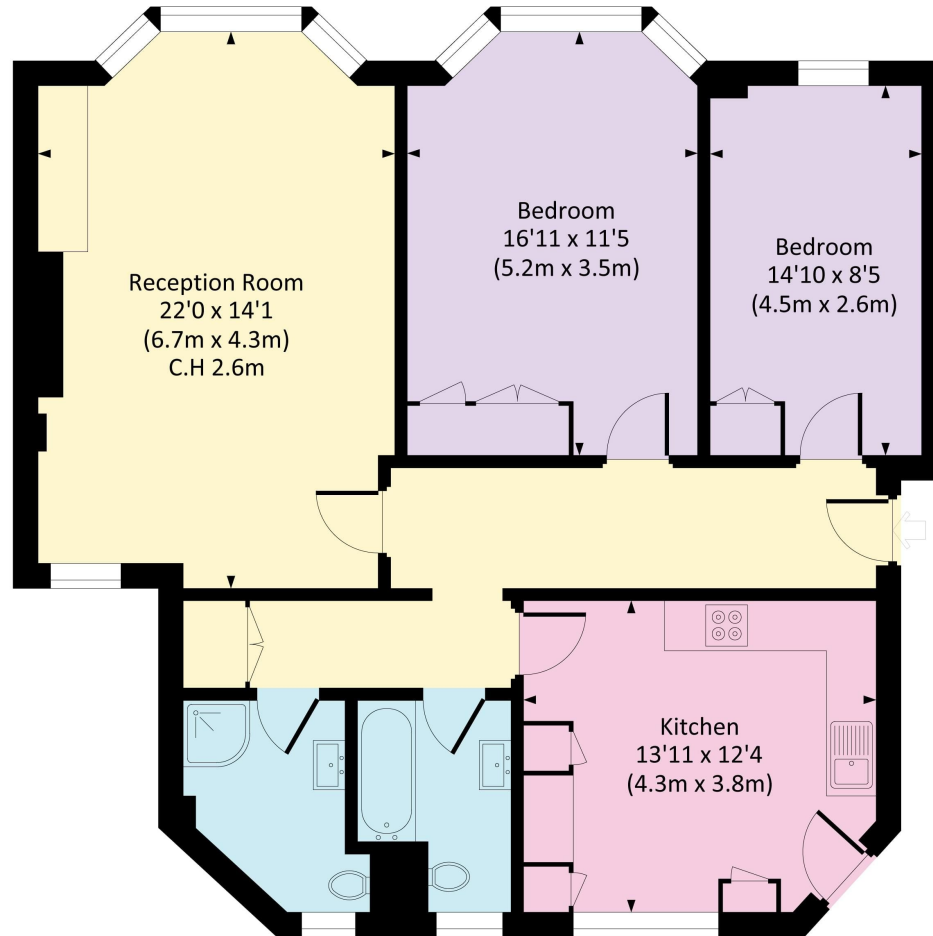
**Council tax band:** F





**Approximate Gross Internal Floor Area**  
**97.7 sq m / 1,052 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.



**THIRD FLOOR**

**Knight Frank**  
**Marylebone**  
Unit 49  
55 Baker Street  
London W1U 8EW  
[knightfrank.co.uk](http://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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