

New Cavendish Street, Marylebone **WIW**



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An exceptional lateral apartment situated on the fourth floor of a prestigious stone fronted, portered mansion block in Marylebone.

This spacious home offers an abundance of accommodation and entertaining space across 1,876 sqft. It showcases four bedrooms with built in wardrobes, two bathrooms and an additional guest WC. Furthermore, there is a large, eat-in kitchen and a spacious, over 34ft long reception and dining room, perfect for entertaining and offers lovely views.

New Cavendish Street is ideally located for the 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, and Goodge Street stations.



Guide price: £2,300,000

Tenure: Leasehold: 44 years and currently being extended to 134 years

Service charge: £12,967.32 per annum, reviewed annually

Ground rent: peppercorn

Local authority: City of Westminster

Council tax band: G

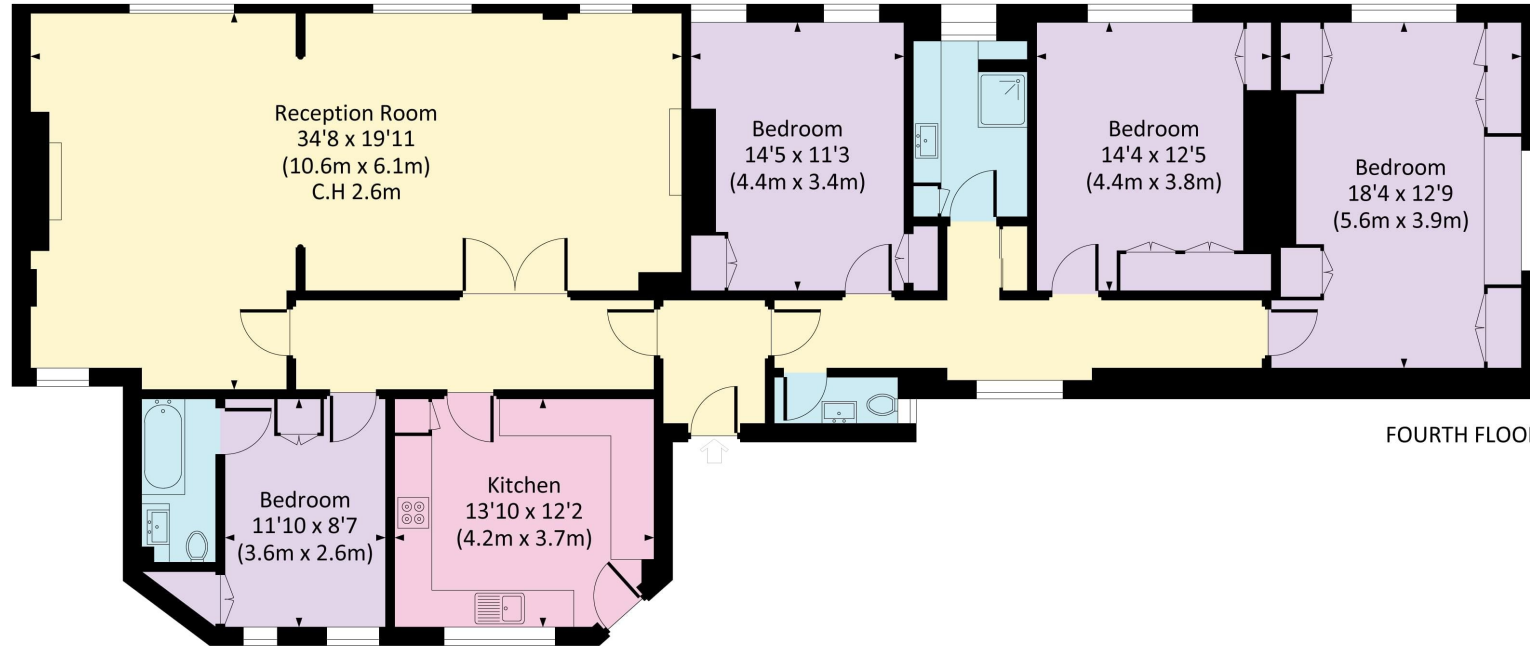




NEW CAVENDISH STREET, W1W

Approx. gross internal area
1876 Sq Ft. / 174.3 Sq M.

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.



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

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