

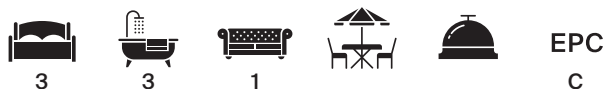
Marylebone High Street, Marylebone WIU



Marylebone High Street, Marylebone **WIU**

An immaculate lateral apartment situated on the fourth floor of a prestigious development on Marylebone High Street. This beautifully designed home offers luxury entertaining space and accommodation. It showcases a principal bedroom with built-in wardrobes, en suite bathroom and access to the northeast balcony. There are two additional bedrooms with en suite shower rooms and a guest WC. The bright open-plan kitchen and reception room benefit from floor-to-ceiling windows, allowing an abundance of natural light. Further benefits include 24 hour concierge service, secure underground parking for one car, communal electric car charging and bike racks.

The property is ideally located for all West End entertainments and the stylish boutique shops of Marylebone. The greenery of Regent's park and Hyde Park are also within proximity.



Guide price: £7,750,000

Tenure: Leasehold: approximately 984 years remaining

Service charge: £27,264.64 per annum, reviewed annually

Ground rent: £990 per annum

Local authority: City of Westminster

Council tax band: H



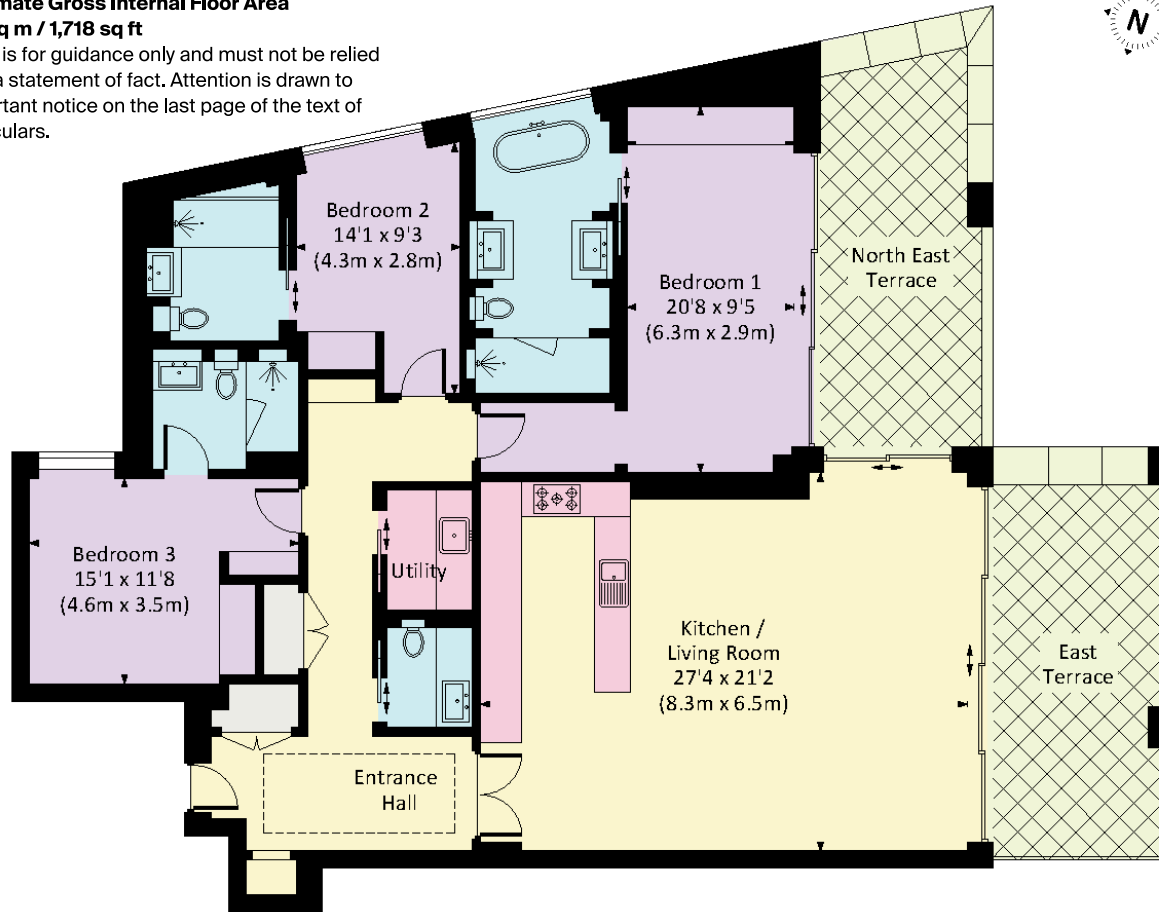






Approximate Gross Internal Floor Area
159.62 sq m / 1,718 sq ft

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.



FOURTH FLOOR

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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 January 2023. Photographs and videos dated January 2023.

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