

Gloucester Place, Marylebone NW1



Gloucester Place, Marylebone NW1

A modern apartment with outside space in a sought-after area of Marylebone. This stylish home comprises a spacious reception room and a fully fitted, semi open plan kitchen with a skylight leading to the patio, two bedrooms and a shower room. The property further benefits from wood flooring throughout, and vaults at the property's entrance. Situated on Gloucester Place, the apartment is ideally located for the boutique shops and restaurants of Marylebone Village. The world-renowned shopping of Oxford Street and the greenery of Regent's Park are also nearby. Excellent transport links from Baker Street and Marylebone Stations make it easy to get around London. We have been unable to confirm the ground rent. You or your advisors should make your own enquiries.



Guide price: £875,000

Tenure: Leasehold: approximately 971 years remaining

Service charge: £1,400 per annum, reviewed every year, next review due in 2024

Local authority: City of Westminster

Council tax band: D






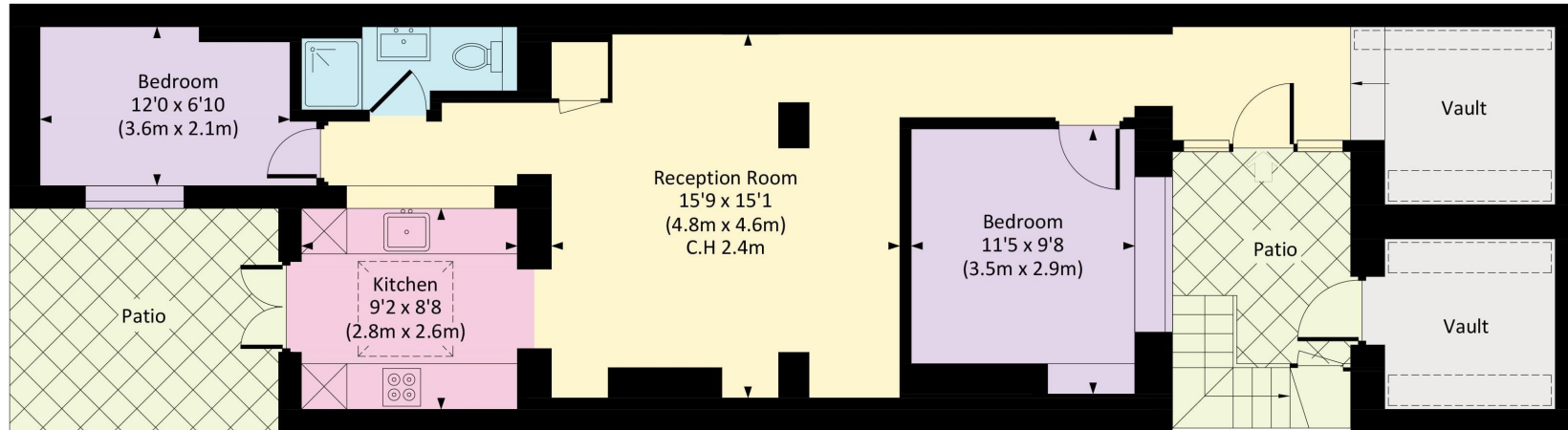
GLOUCESTER PLACE, NW1

Approx. gross internal area
856 Sq Ft. / 79.5 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.



 = Reduced headroom below 1.5m / 5'0



LOWER GROUND FLOOR

Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
[knightfrank.co.uk](https://www.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 October 2023. Photographs and videos dated October 2023.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.