



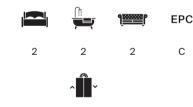
## FITZHARDINGE STREET

Marylebone, W1H



## CHARMING APARTMENT IN THE HEART OF MARYLEBONE

A beautifully presented apartment situated on the third floor of a sought-after, Grade II listed Georgian building



Local Authority: City of Westminster Council Tax band: G

Tenure: Leasehold: approximately 989 years remaining
Service charge: £16,577.60 per annum, reviewed every year, next review due 2025

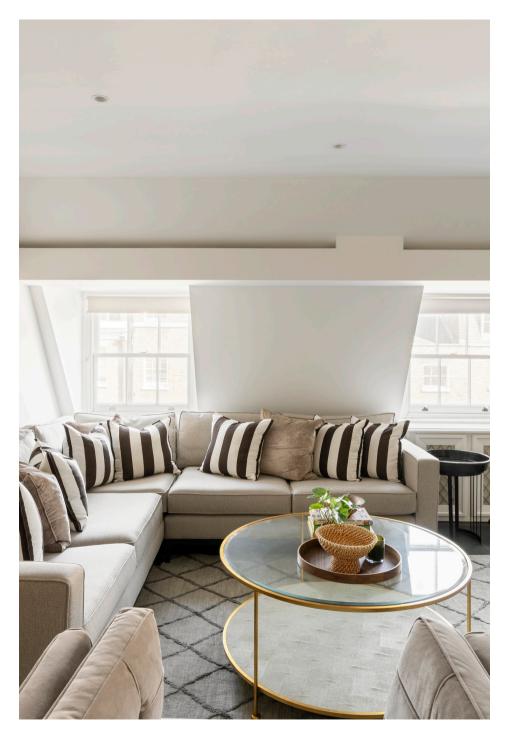
Guide Price: £2,950,000



## ELEGANT CONTEMPORARY ATMOSPHERE

This bright home showcases two spacious bedrooms with built in wardrobes and en suite bathrooms, an additional guest cloakroom, a bright reception room and a separate dining room with an adjoining kitchen. The property further benefits from wooden flooring and large windows offering lovely views over Marylebone.

Fitzhardinge Street is ideally located for the amenities of Marylebone and Mayfair, and the greenery of Hyde Park. Excellent transport links from Marble Arch and Bond Street station make it easy to get around London.













Approximate Gross Internal Area = 177.6 sq m / 1912 sq ftIncluding Limited Area (5.2 sq m / 56 sq ft) This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



## We would be delighted to tell you more.

Sam Thornton

+44 20 7751 2403 samuel.thornton@knightfrank.com

Knight Frank Marylebone Unit 49, 55 Baker Street W1H 8EW

Knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of 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 WIU 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.