



Fitzhardinge Street, Marylebone **WIH**

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



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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 wood flooring and large windows offering lovely views over Marylebone.

Fitzhardinge Street is ideally located for the boutique shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Hyde Park and Regent's Park. Excellent transport links from Marble Arch and Bond Street Stations make it easy to get around London.



**Guide price:** £4,350,000

**Tenure:** Leasehold: approximately 990 years remaining

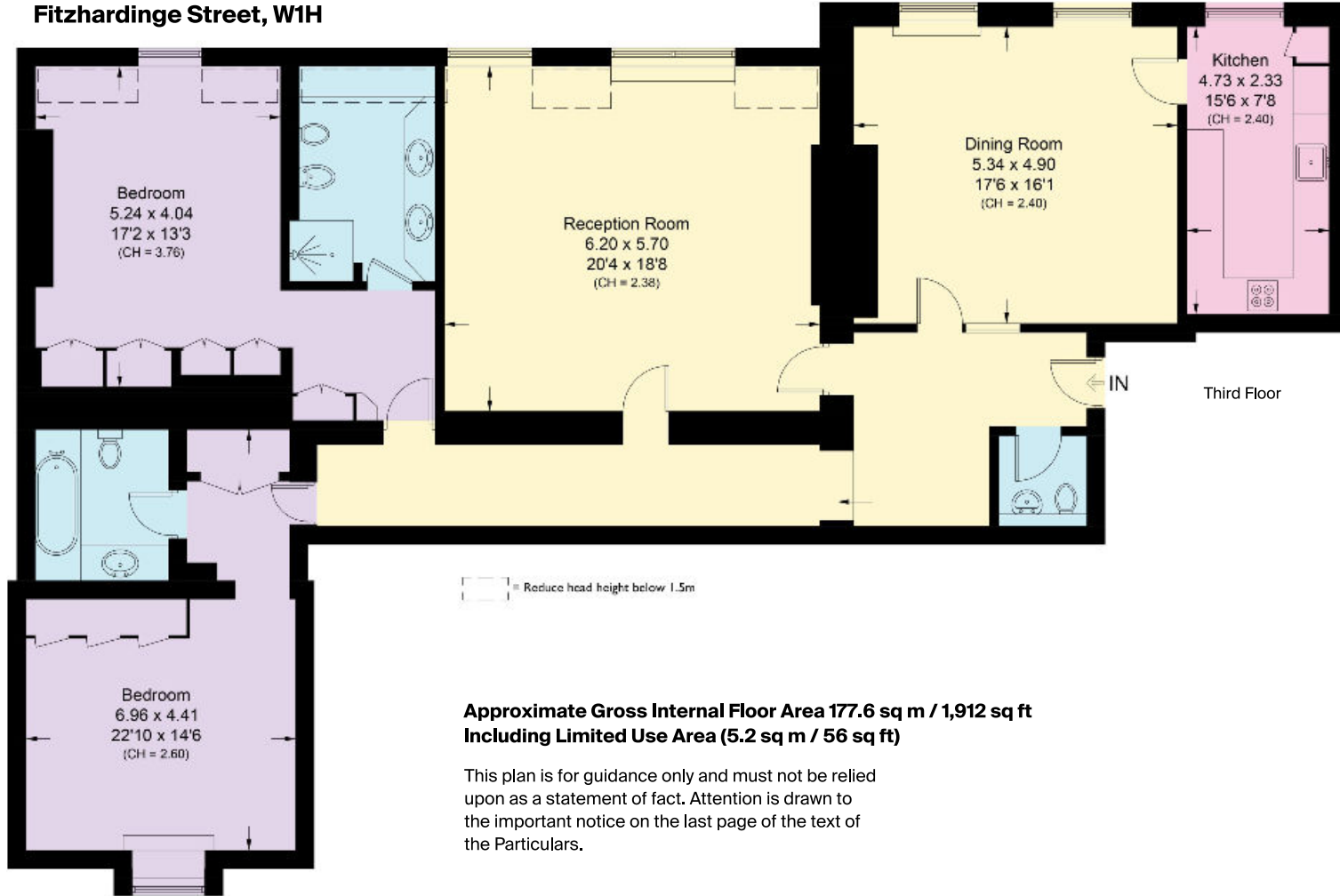
**Service charge:** £16,577.60 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** G



**Fitzhardinge Street, W1H**



**Approximate Gross Internal Floor Area 177.6 sq m / 1,912 sq ft  
Including Limited Use Area (5.2 sq m / 56 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.

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Particulars dated June 2024. Photographs and videos dated June 2024.  
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