



Rodmarton Street, Marylebone W1U



Rodmarton Street, Marylebone **WIU**

A bright mews house in the heart of Marylebone, offered by The Portman Estate - a forward thinking property company with an enduring heritage and a commitment to promoting and protecting the long-term success of Marylebone. This charming home offers accommodation and entertaining space across 1,288 sq ft. It comprises four bedrooms and three bathrooms on the upper floor and a spacious reception/dining room, a fully fitted kitchen and a guest WC on the ground floor. The property further benefits from a garage. Rodmarton Street benefits from an excellent location, moments away from the shops and restaurants of Marylebone Village. There are excellent transport links from Baker Street, Marylebone and Marble Arch stations.



Guide price: £1,750,000

Tenure: Leasehold: 999 years remaining

Local authority: City of Westminster

Council tax band: H





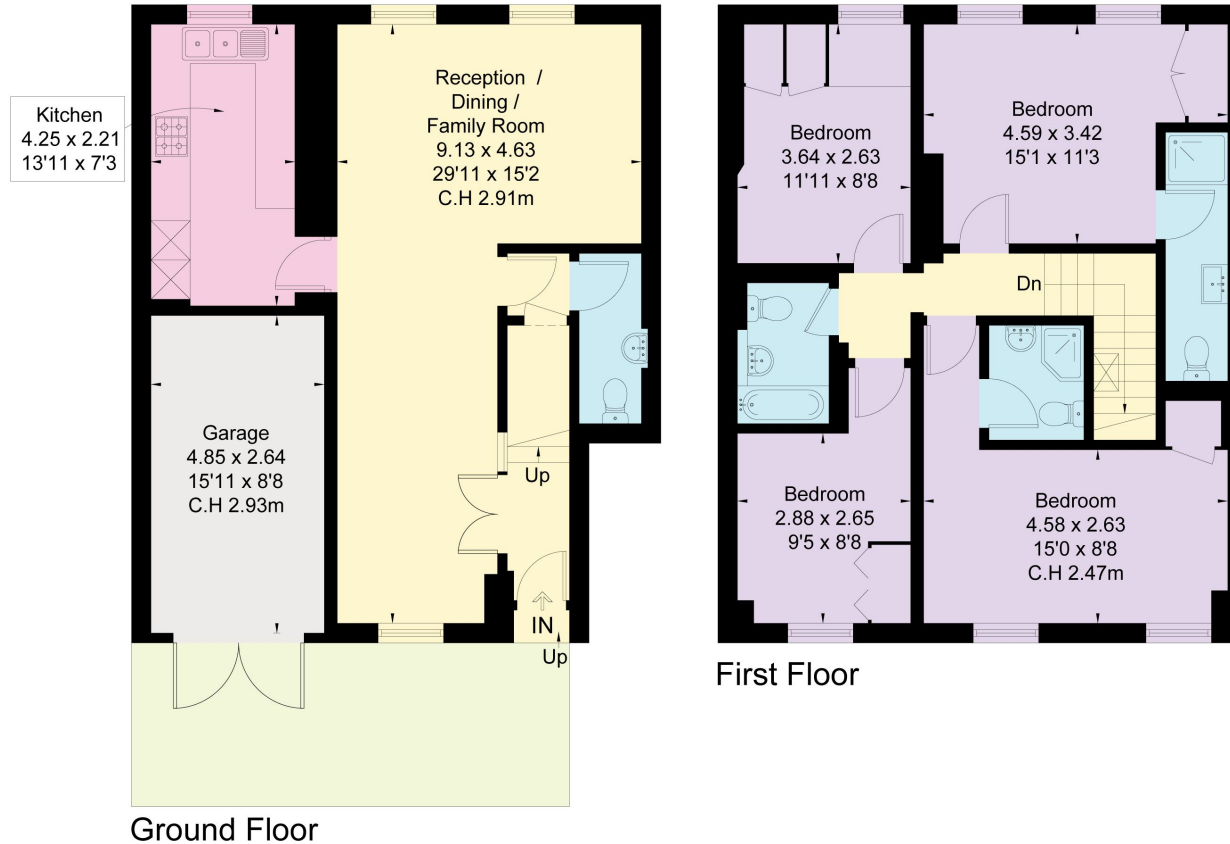
RODMARTON STREET, W1U

Approximate Gross Internal Floor Area 119.7 sq m / 1,288 sq ft
Garage 12.8 sq m / 138 sq ft
Total 132.5 sq m / 1,426 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.



= Reduced head height below 1.5m



Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
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 January 2024, Photographs and videos dated January 2024.
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.