

# Marylebone Street, Marylebone WIG

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# Marylebone Street, Marylebone **WIG**

A bright second-floor flat of a sought-after period block, moments away from Marylebone High Street. This charming home showcases a spacious reception room with bay windows allowing an abundance of natural light, a separate kitchen, two double bedrooms and a bathroom. The property further benefits from access to the communal garden, making this a unique opportunity on the market. Maybury Court is ideally located for the lively restaurants and boutique shops of Marylebone Village and the High Street whilst being close to the greenery of Regent's Park. It offers excellent transport links from Baker Street, Marylebone, and King's Cross stations, as well as M40 and M1, making it a perfect city home or pied-à-terre.



**Guide price:** £1,150,000

**Tenure:** Leasehold: approximately 127 years remaining

**Service charge:** £4,500 per annum. We have been unable to confirm the review period.

**Ground rent:** We have been unable to confirm the ground rent amount.

**Local authority:** City of Westminster

**Council tax band:** F



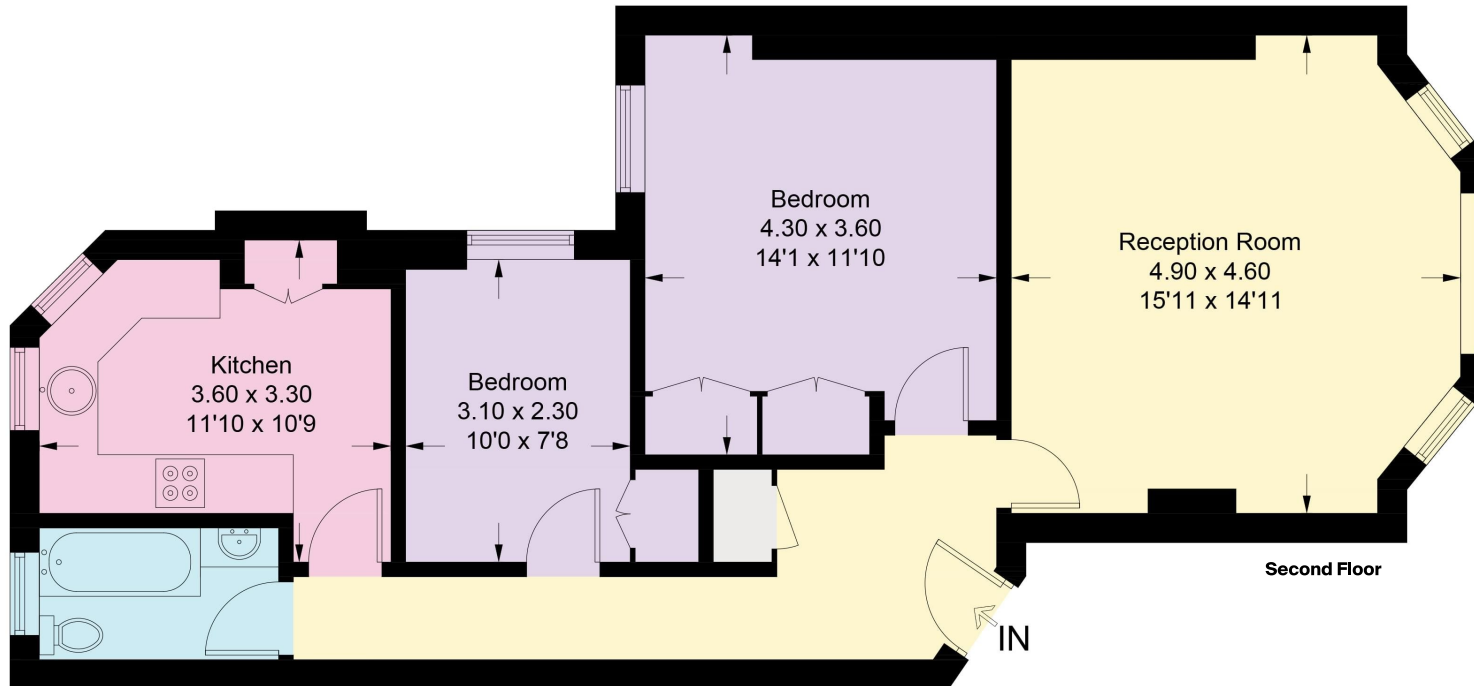




# 8 Maybury Court

Approximate Gross Internal Area = 69 sq m / 744 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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