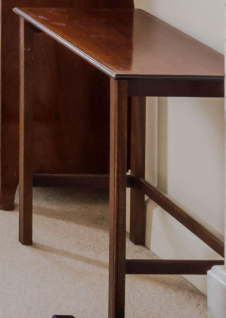


Manchester Street, Marylebone WIU





Manchester Street, Marylebone **WIU**

This first floor apartment boasts a practical layout and high ceilings. It showcases a bright and spacious reception room featuring a marble fireplace; and a master bedroom featuring an en suite bathroom. Additionally, there's a second double bedroom and a family bathroom. The separate kitchen is equipped with modern appliances and ample storage space. The building is conveniently serviced by a lift.



Guide price: £1,500,000

Tenure: Leasehold: approximately 137 years remaining

Service charge: £5,206 per annum, reviewed every year, next review due 2024

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G





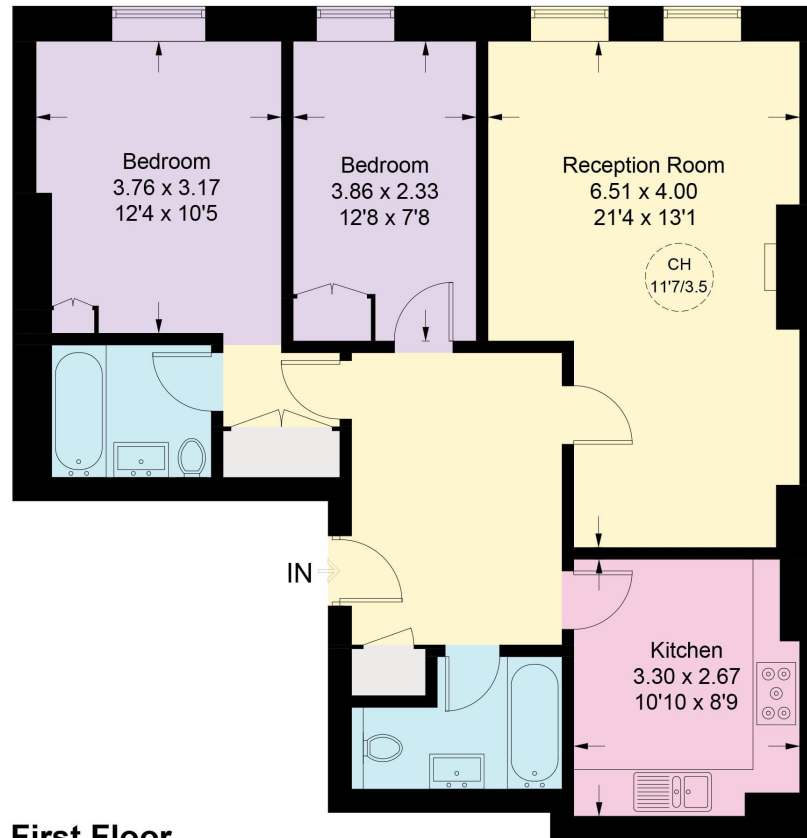
Location

Located in the heart of Marylebone, Manchester Street is moments from the vibrant cafes, restaurants, and boutiques of the trendy high street. The apartment is also a short distance from Selfridges and Oxford Street. Regents Park is close by, and there are excellent transport links nearby including Baker Street serviced by the Metropolitan, Jubilee, Bakerloo, and Hammersmith & City Lines.



Manchester Street

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



First Floor

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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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 June 2024. Photographs and videos dated June 2024.

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