

Gloucester Place, Marylebone WIU



Gloucester Place, Marylebone **WIU**

A beautifully presented apartment situated on the lower ground floor of a sought-after period building in Marylebone. This home offers excellent proportions across approximately 1,306 sq ft. It showcases a spacious principal bedroom with a dressing room and an en suite bathroom, a second bedroom with built in wardrobes and en suite, an additional guest WC, a spacious open plan reception room / kitchen and a utility room. The property further benefits from wood and tiled flooring and lift access. Gloucester Place is ideally located for the world class amenities of Marylebone as well as the green open spaces of Regent's Park. Excellent transport links from Marylebone and Baker Street stations make it easy to get around London.



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Guide price: £1,350,000

Tenure: Leasehold: 999 years remaining

Service charge: We are awaiting for confirmation regarding the service charge. You or your advisors should make your own enquiries.

Ground rent: £500 per annum, reviewed every 5 years, next review due 2029

Local authority: City of Westminster

Council tax band: E

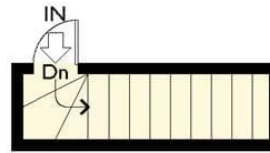




Gloucester Place, W1U

Approximate Gross Internal Floor Area
121.3 sq m / 1,306 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.



Raised Ground Floor



Lower Ground Floor

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.

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