

# Gloucester Place, Marylebone WIU

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# Gloucester Place, Marylebone **WIU**

An exceptional Grade II listed terraced house, 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. The property comprises three individual flats; a two bedroom flat on the ground and lower ground floor, a one bedroom flat on the first floor and a three bedroom flat on the second and third floor, totalling 4,846 sq ft.

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.



**Guide price:** £4,650,000

**Tenure:** Leasehold: 999 years remaining

**Local authority:** City of Westminster

**Council tax band:** Flat 1: F, Flat 2: E, Flat 3: G





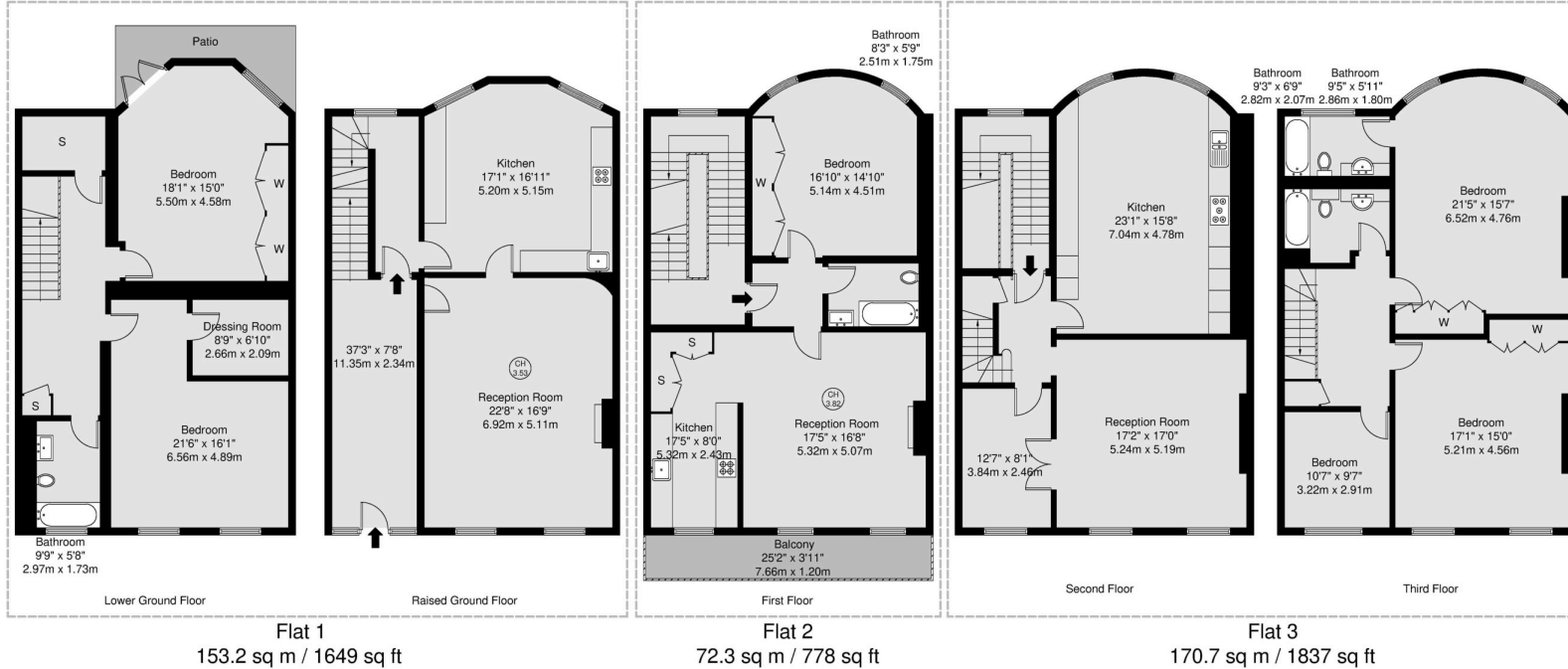
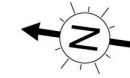




# Gloucester Place, W1U

Approximate Gross Internal Floor Area  
**450.3 sq m / 4,846 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.



**Knight Frank**

**Marylebone**

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I would be delighted to tell you more

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 GROSS INTERNAL AREA (GIA)  
 The footprint of the property  
**450.3 sq m / 4846 sq ft**

 TOTAL STORAGE SPACE  
 Storage and wardrobe total area  
**12.1 sq m / 130 sq ft**

 EXTERNAL FEATURES  
 Garden, Balcony, Terrace, Verandah etc.  
**16.3 sq m / 175 sq ft**

 RESTRICTED HEAD HEIGHT  
 Limited use area under 1.5m  
**0.0 sq m / 0.0 sq ft**

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 that 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 November 2024. Photographs and videos dated April, May, October 2024.

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