

Paddington Street, Marylebone WIU



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A bright, top floor apartment with outside space in the heart of Marylebone. This stylish home comprises two bedrooms, one with an en suite shower room, a second family bathroom, a spacious, open plan reception/dining room and a semi separate, fully fitted kitchen. The property further benefits from wooden floors and a spacious roof terrace opening from the dining area.

Paddington Street is ideally located for the vibrant restaurant and boutique shops of Marylebone Village, as well as the greenery of Regent's Park. Excellent transport links from Baker Street, Marylebone and Regent's Park stations make it easy to get around London.



Guide price: £1,550,000

Tenure: Leasehold: approximately 972 years remaining

Service charge: £6,000 per annum, reviewed every year, next review due 2025

Ground rent: £250 per annum. We have been unable to confirm the review period.

Local authority: City of Westminster

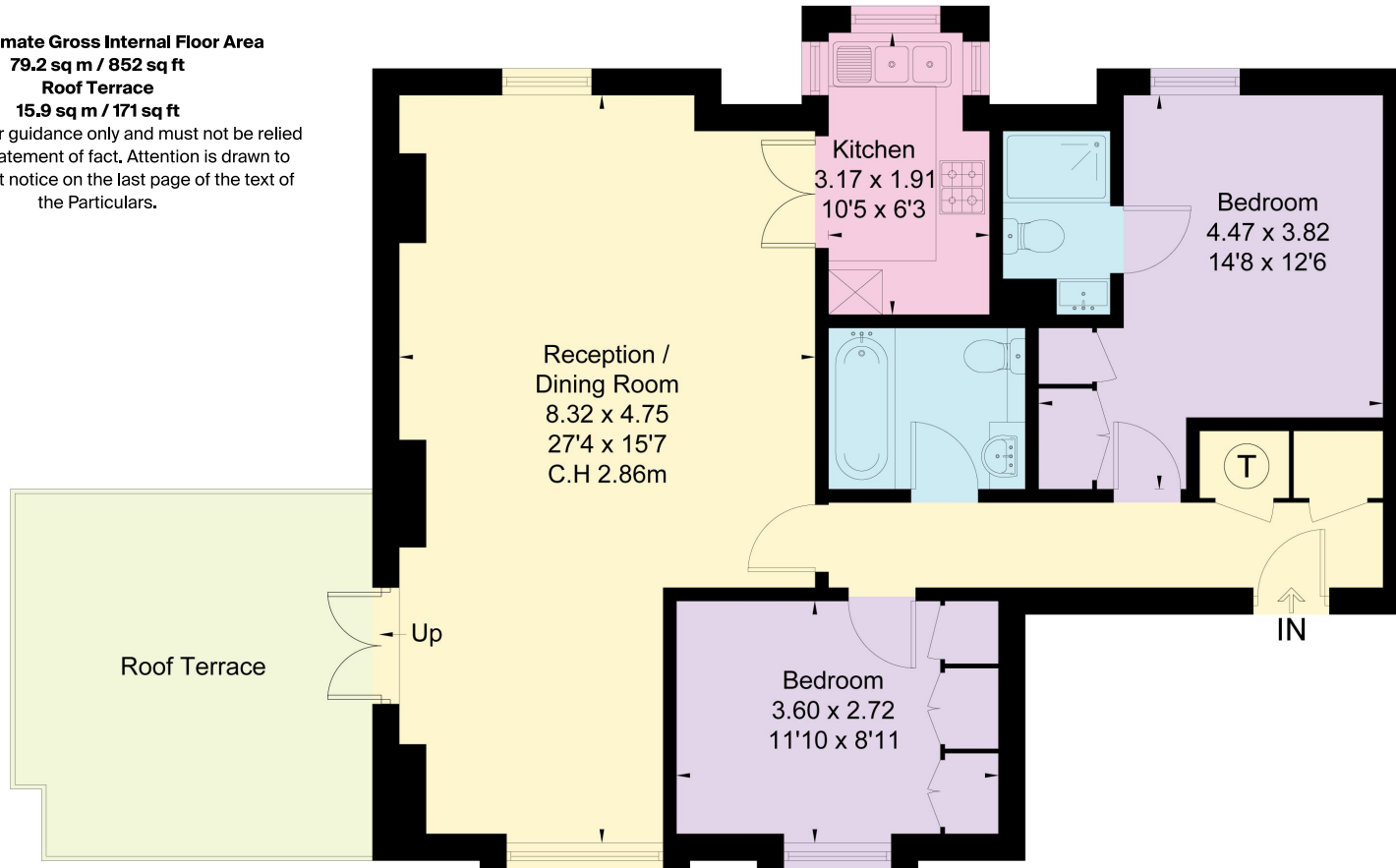
Council tax band: G



Paddington Street

Approximate Gross Internal Floor Area
79.2 sq m / 852 sq ft
Roof Terrace
15.9 sq m / 171 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.



Fourth Floor

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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.
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