

Paddington Street, Marylebone WIU



# Paddington Street, Marylebone **WIU**

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:** £1,600,000

**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

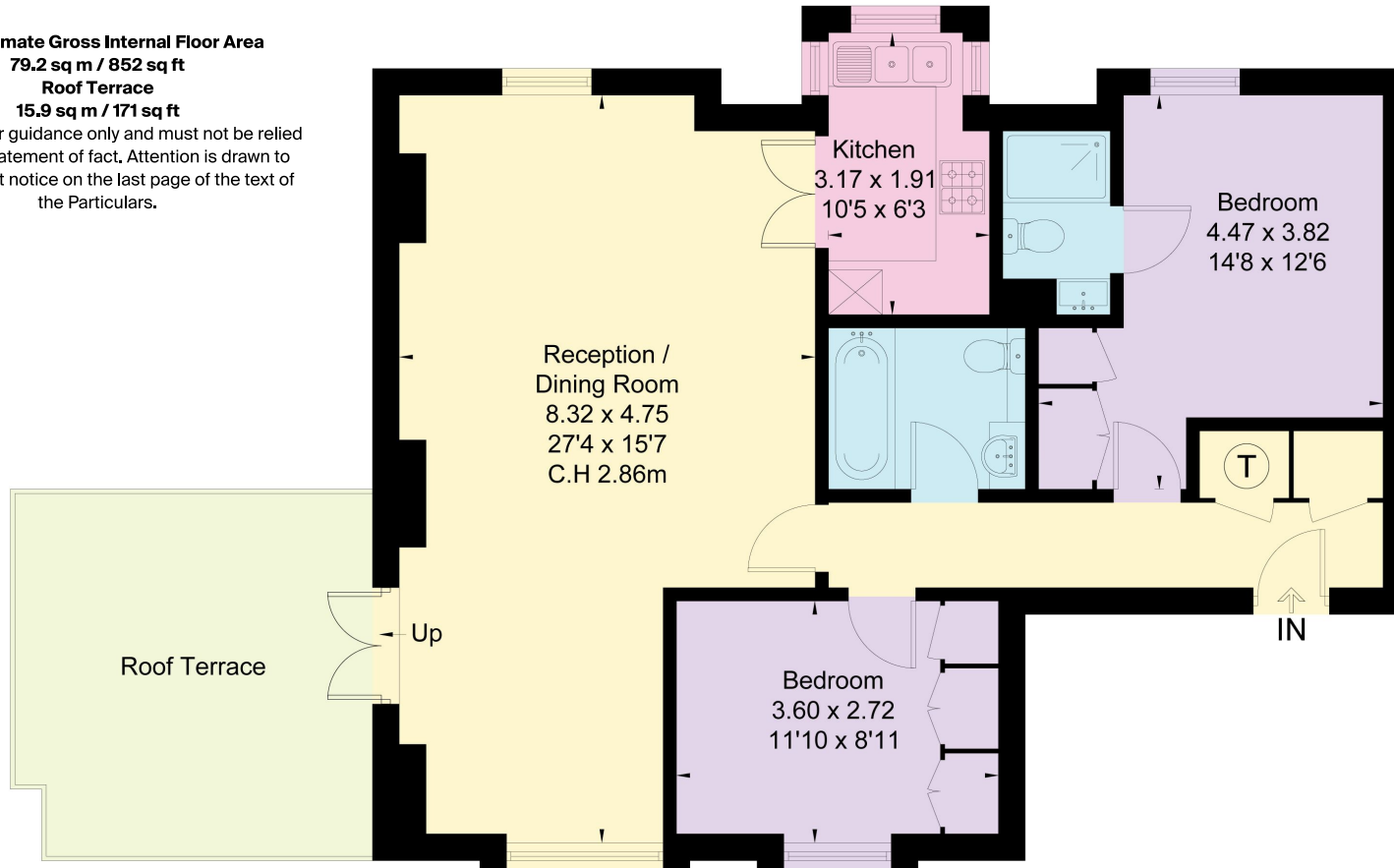




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Approximate Gross Internal Floor Area  
79.2 sq m / 852 sq ft  
Roof Terrace  
15.9 sq m / 171 sq ft

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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Particulars dated January 2024, Photographs and videos dated January 2024.  
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