



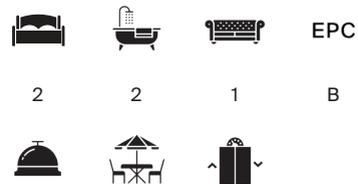
## CHILTERN STREET

Marylebone WIU



# EXPANSIVE VIEWS TO BEHOLD

Discover luxury living in the heart of Marylebone with this spacious two bedroom, two bathroom flat.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 988 years remaining

\*Please note that we have been unable to confirm the service charge and ground rent.

You should ensure that you or your advisors make your own enquiries

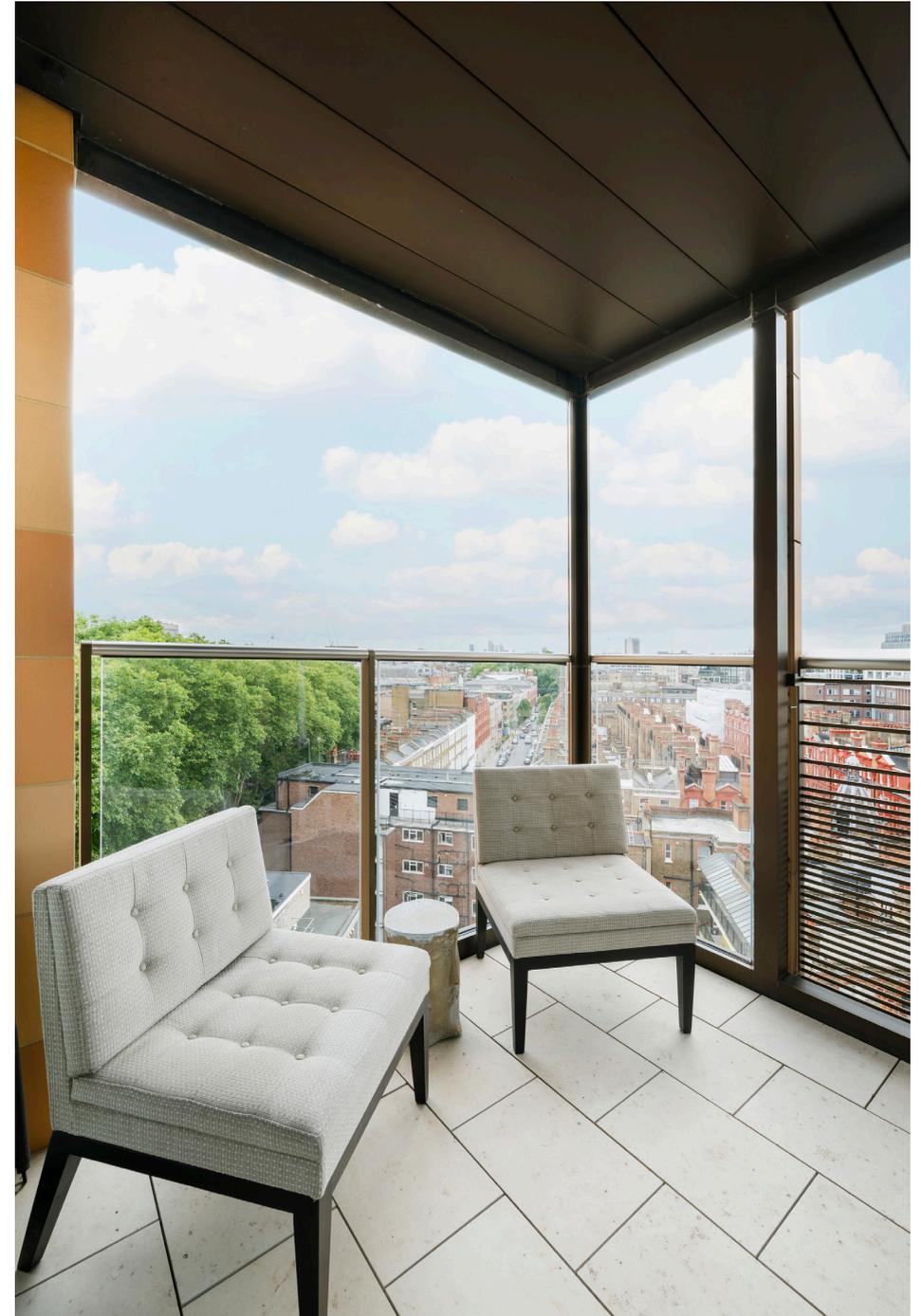
**Guide Price: £6,000,000**

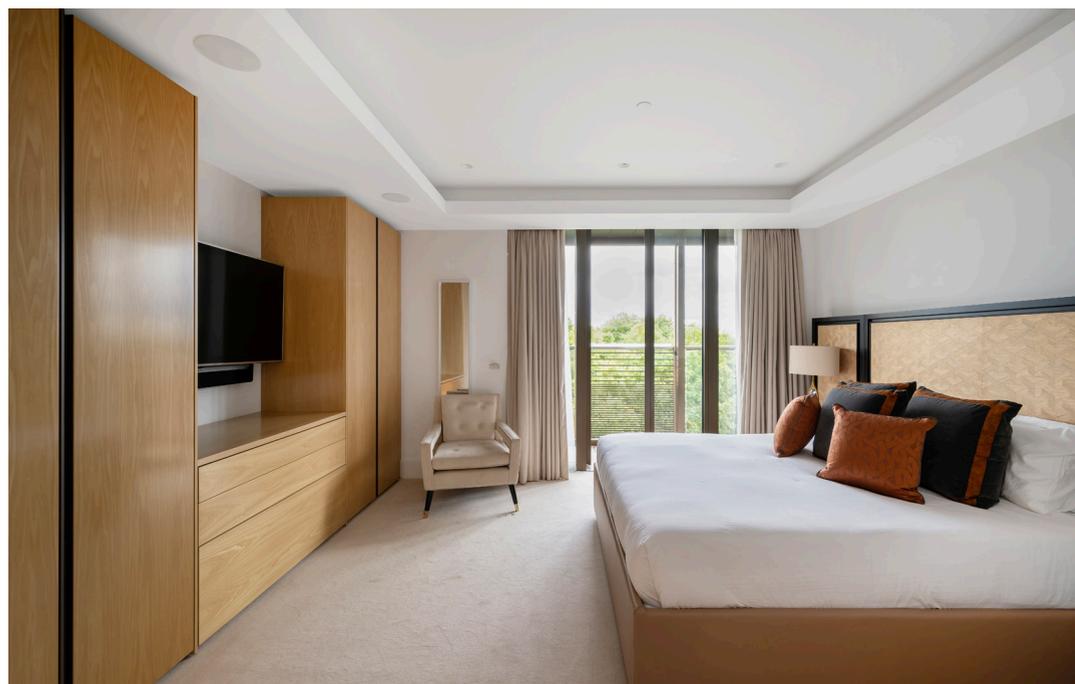
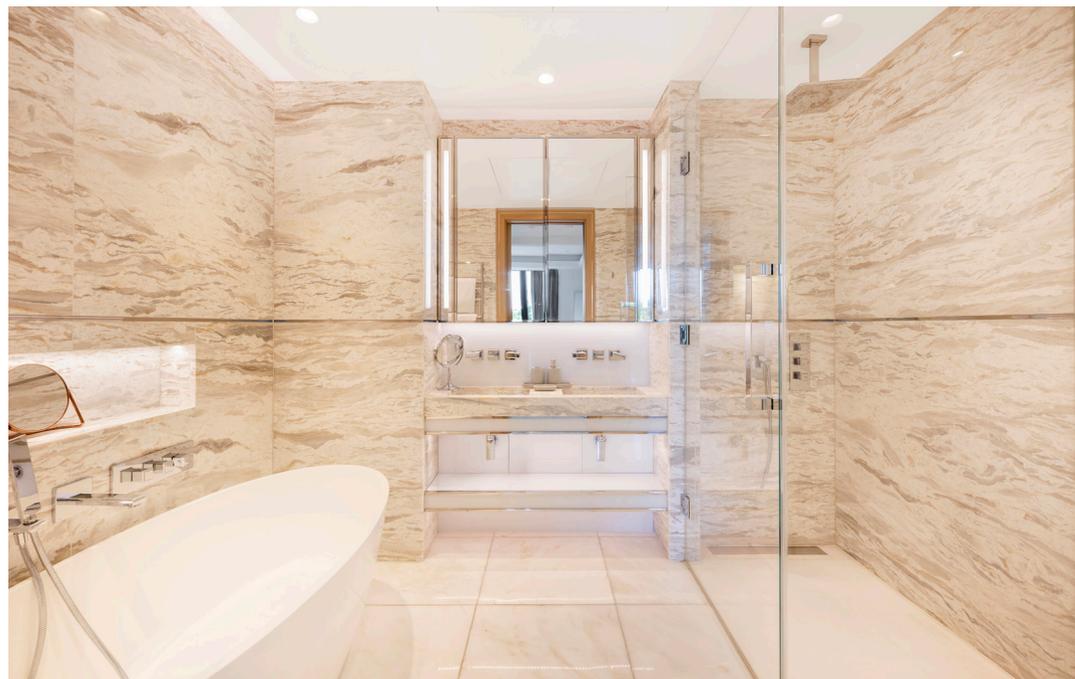


## BRIGHT INTERIORS TASTEFULLY DECORATED

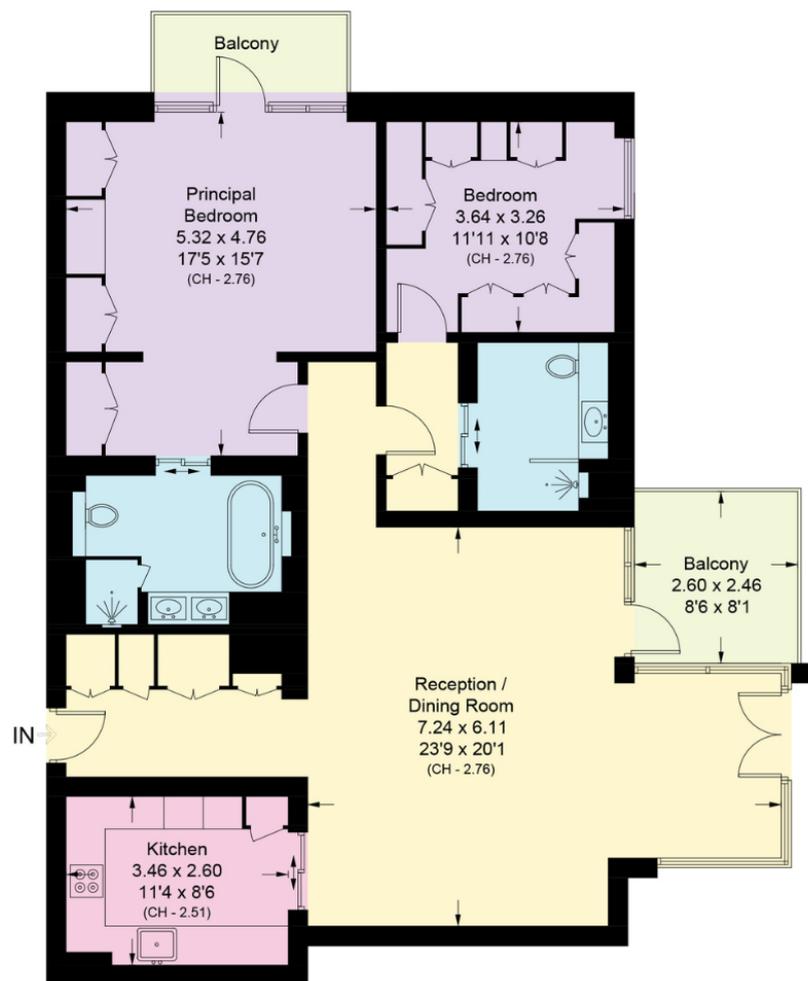
Located in a modern high-rise, it offers 1,204 sq ft of elegant living space. The design features expansive floor-to-ceiling windows, bathing the interiors in natural light and framing spectacular city views. The sleek kitchen, with marble countertops and handleless cabinetry, invites culinary creativity while enhancing everyday convenience. A private balcony provides an escape with greenery and panoramic vistas. Ideal for those seeking contemporary allure, this residence combines style and functionality in the heart of London. Chiltern Street in Marylebone offers a prime London location with excellent transport options. Located in the heart of the city, it provides access to the vibrant culture and amenities of Central London. The property is well-positioned for enjoying the unique character and renowned dining options of Marylebone. Nearby Underground stations offer connections to the wider city, making it suitable for both work and leisure.

\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property. We have also been informed that the primary external wall materials of the building/block have been assessed for fire safety. The assessor concluded that the fire risk of the external wall materials is sufficiently low that no remedial works are required. If you have any further questions, you should seek independent professional advice.









### Eighth Floor

Approximate Gross Internal Area = 114.3 sq m / 1,230 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Ali Mathews**

+44 20 3435 6443

ali.mathews@knightfrank.com

**Knight Frank Marylebone**

Unit 49, 55 Baker Street

W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.