



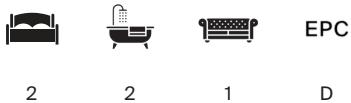
NEW CAVENDISH STREET

Marylebone, W1G



HARMONIOUS BLEND OF MODERN SOPHISTICATION AND COMFORT

Located on the third floor, this contemporary two bedroom flat offers 1,350 sq ft of well-appointed living space.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 125 years remaining

Ground rent: £8,900 per annum.

Service charge: £7,604.24 per annum. We have been unable to confirm the review period of the ground rent and service charge.

Guide price: £2,500,000



HIGH QUALITY FIXTURES

The open-plan reception area is illuminated by expansive bay windows, providing abundant natural light. The modern kitchen seamlessly integrates with the living area, featuring sleek surfaces and high-quality fixtures. The property comprises two bedrooms, including a principal bedroom with an en suite, and a second bedroom offering comfortable accommodation. Both bathrooms are elegantly designed, combining opulent marble with sleek modern finishes.

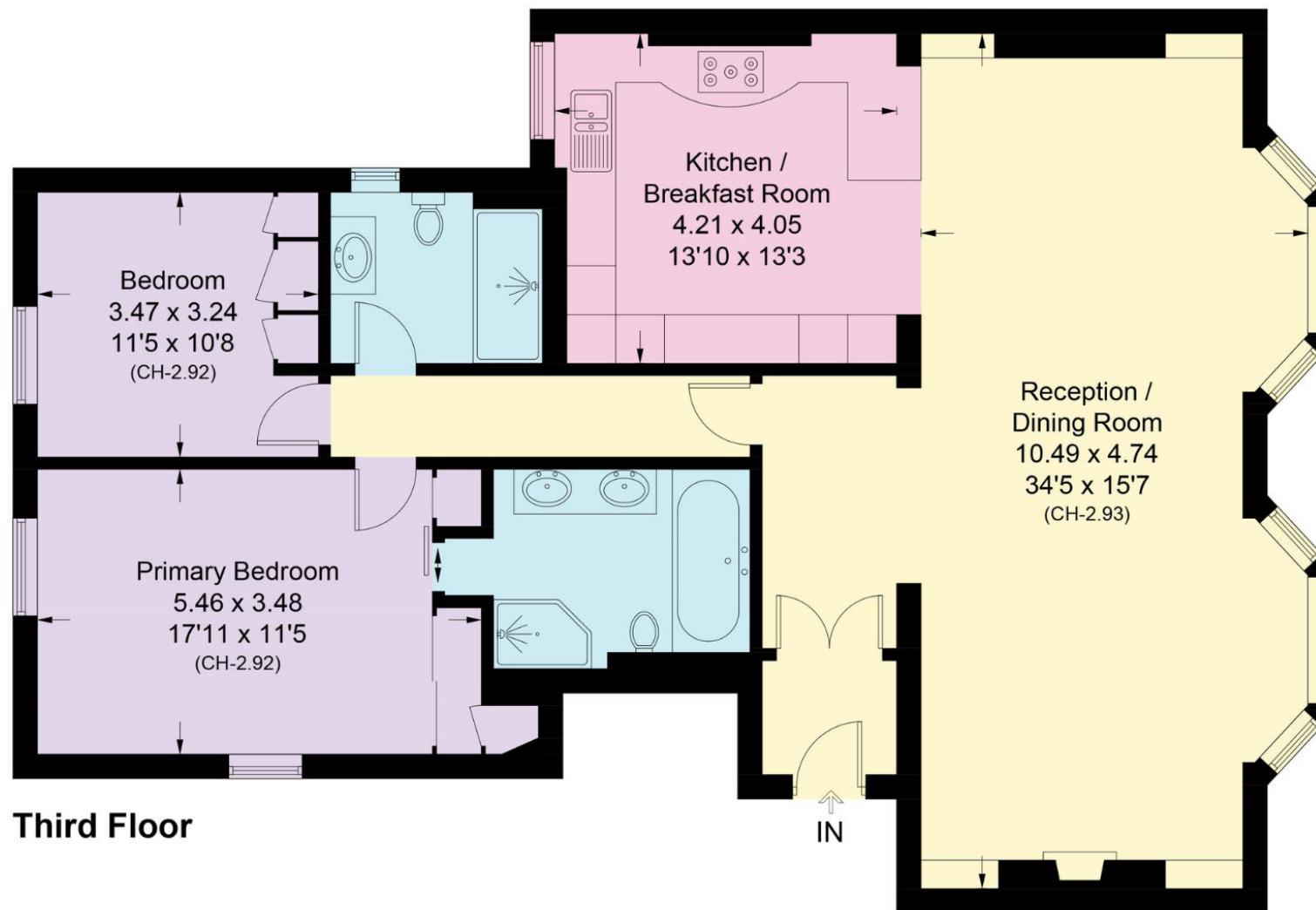
The property is situated on New Cavendish Street, moments from Marylebone High Street. Ideally located for the plethora of shops and restaurants of Marylebone Village and Mayfair and the green open spaces of Regent's Park.

*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.









Third Floor

Approximate Gross Internal Area = 125.42 sq m / 1,350 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.

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