



Nutford Place, Marylebone **WIH**



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A lovely apartment on the lower ground floor of a Grade II listed period building in Marylebone. This stylish home offers a sensible layout and comprises a double bedroom with an en suite bathroom, a separate fully fitted kitchen and a reception room. The property further benefits from wood flooring and a lovely patio that can be accessed from the kitchen and the bedroom.

Nutford Place is ideally located for the boutique shops and restaurants of Marylebone Village, as well as the Green open spaces of Regent's Park and Hyde Park. There are excellent transport links from Marble Arch, Edgware Road, and Marylebone stations.



Guide price: £550,000

Tenure: Leasehold: approximately 168 years remaining

Service charge: £2,300 per annum, reviewed annually

Ground rent: Peppercorn

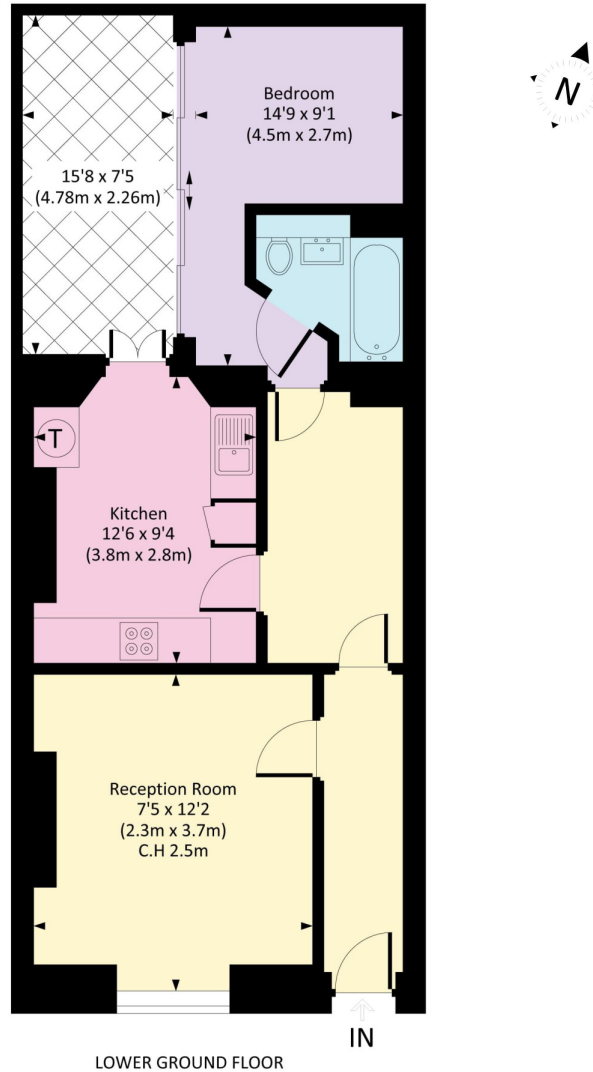
Local authority: City of Westminster

Council tax band: C





Approximate Gross Internal Floor Area
52.3 sq m / 563 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.



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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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Particulars dated February 2023. Photographs and videos dated February 2023.

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