

# The W1, Marylebone WIU

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An immaculate lateral apartment on the first floor of one of Marylebone's most prestigious developments. This home offers luxury living across 2,891 sq ft. It showcases a principal suite with a dressing room and an en suite bathroom featuring a free standing bathtub and a shower. There are two additional bedrooms with en suite bathroom and a guest WC. The bright, open plan kitchen and reception room offer modern entertaining space, extending to the south-facing terrace through floor-to-ceiling sliding windows that allow an abundance of natural light. Further benefits include 24 hour concierge service, secure underground parking for one car, communal electric car charging and bike racks. The W1 offers an unbeatable location in one of London's most vibrant neighbourhoods. Ideally located for the West End and the shops of Marylebone. We have been unable to confirm the date of the next review of the ground rent. Please make your own inquiries.



**Guide price:** £8,500,000

**Tenure:** Leasehold: approximately 893 years remaining

**Service charge:** £35,744.06 per annum, reviewed annually

**Ground rent:** £990 per annum

**Local authority:** City of Westminster

**Council tax band:** H





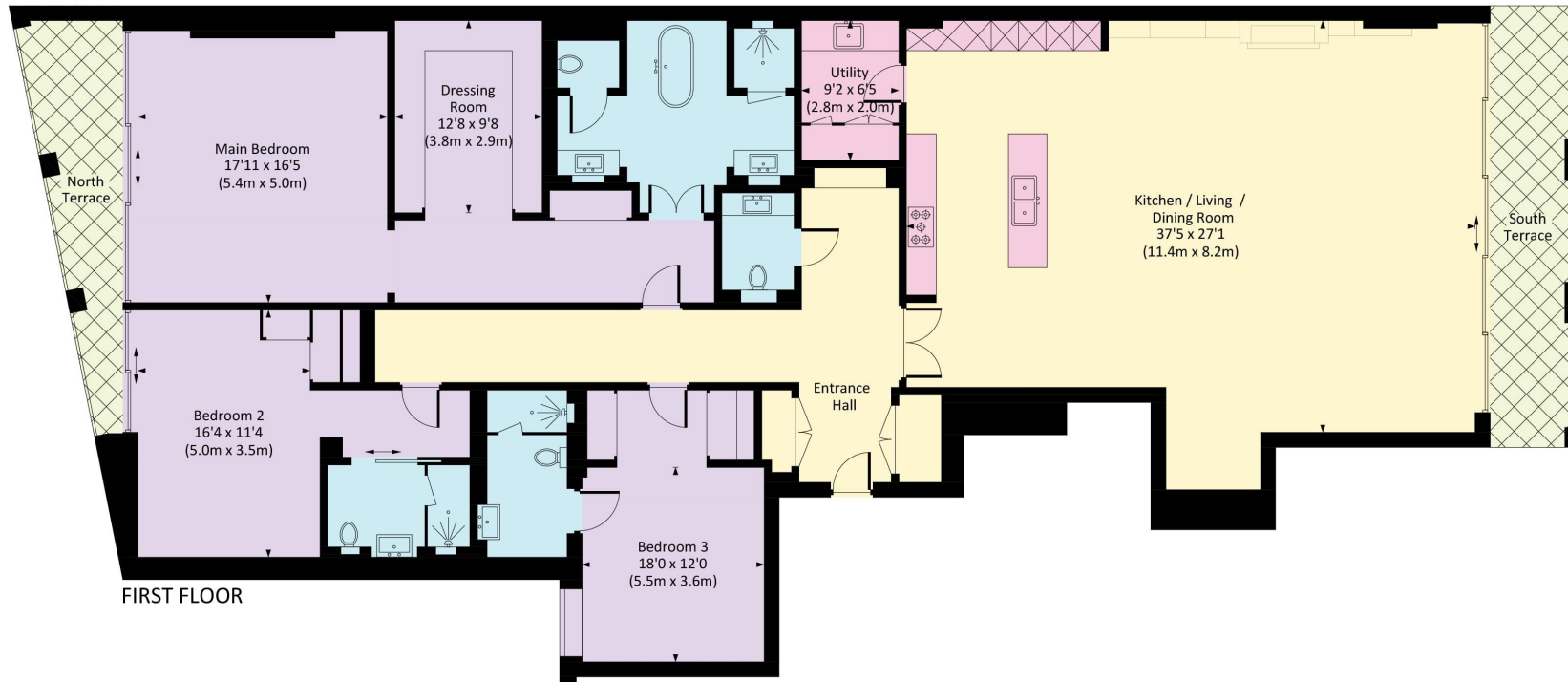




# MARYLEBONE HIGH STREET

Approx. gross internal area  
2891 Sq Ft. / 268.6 Sq M

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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**I would be delighted to tell you more**

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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 September 2023. Photographs and videos dated September 2023.

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