

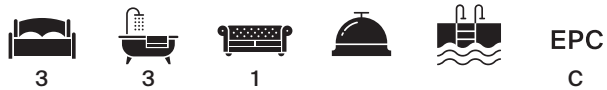
The Mansion, Marylebone WIU



The Mansion, Marylebone **WIU**

An unmissable opportunity to purchase an immaculate lateral apartment on the third floor of one of London's most exclusive new developments. The property has been finished to the highest standards using only the finest materials to capture luxury city living at the edge of Marylebone and Mayfair.

It offers abundant entertaining space and accommodation. The principal bedroom benefits from a spacious walk-in wardrobe and en suite bathroom featuring a free standing bathtub, walk-in shower, and his and hers sink. There are two additional bedrooms with en suite shower rooms and a guest WC. The bright east-facing reception room provides excellent entertaining space with an open plan kitchen, dining area, bar space and lounge.



Guide price: £5,950,000

Tenure: Leasehold: approximately 990 years remaining

Service charge: £41,000 per annum, reviewed annually

Ground rent: £500 per annum, review period to be confirmed

Local authority: City of Westminster

Council tax band: H

Amenities & location

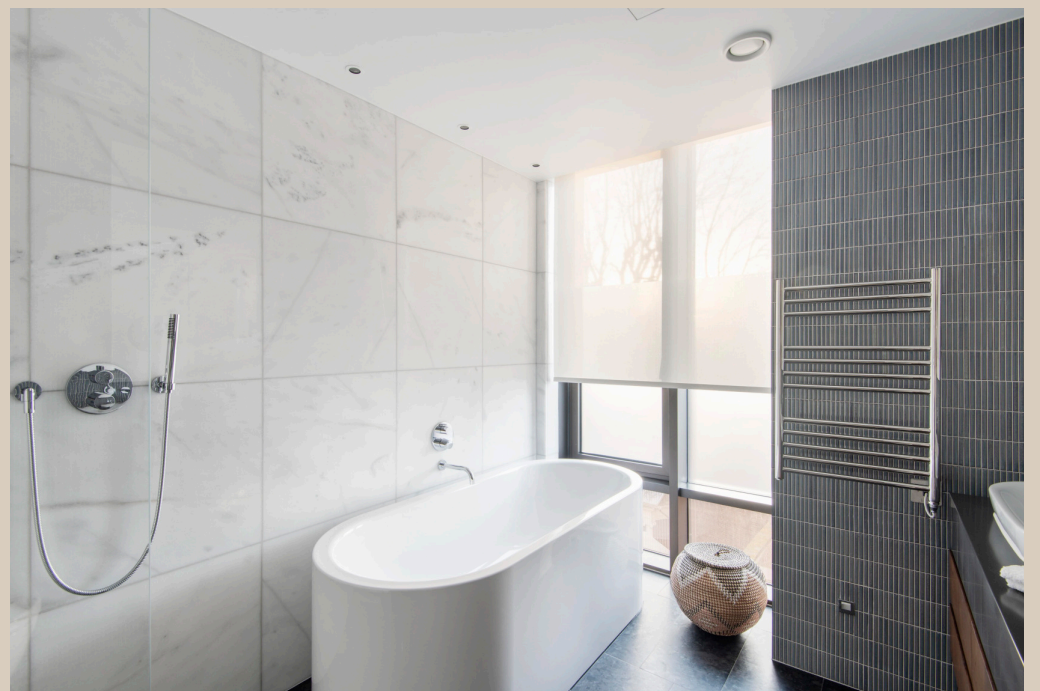
Residents of The Mansion benefit from access to the state-of-the-art gym, spa, swimming pool and resident's lounge, as well as the development's services, such as 24 hour concierge, valet parking and tailored in-apartment services.

Marylebone Lane offers an excellent location just off Wigmore Street. Only moments away from the plethora of shops and restaurants of Marylebone Village and Mayfair and the greenery of Hyde Park. There are excellent transport links from Bond Street and Oxford Circus stations.





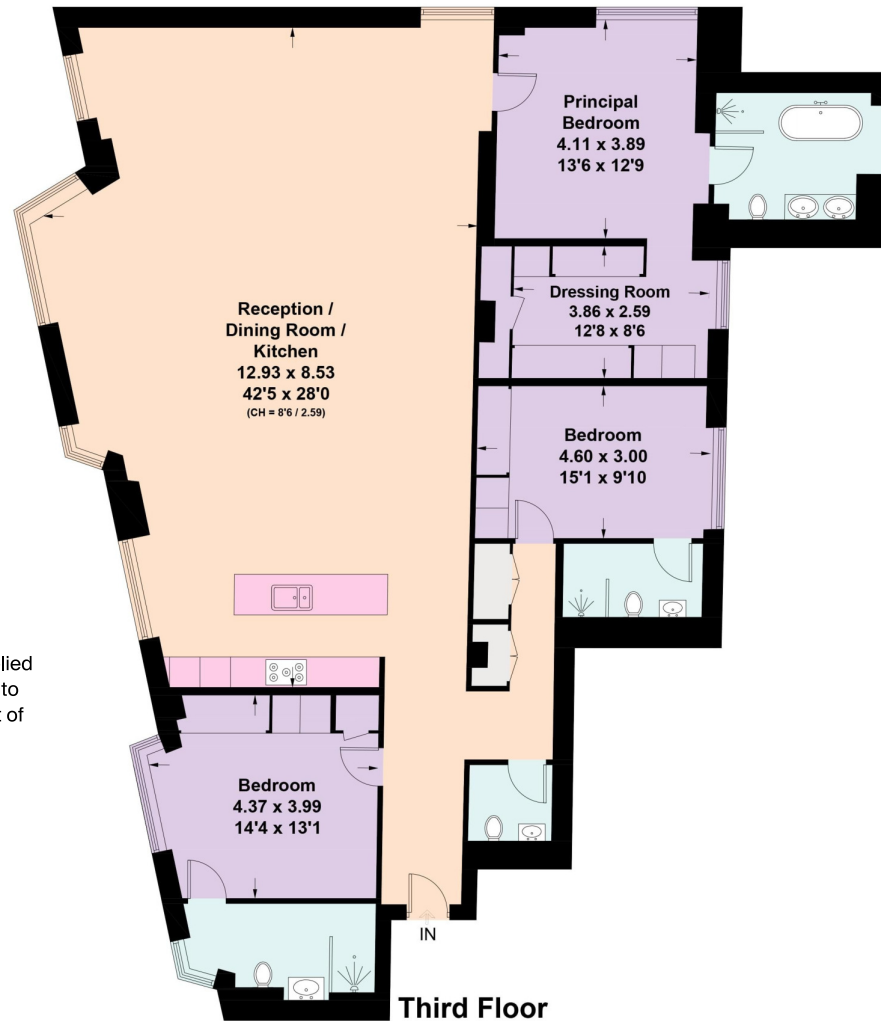








☐ = Reduced head height below 1.5m



**Approximate Gross Internal Floor Area
201.7 sq m / 2,171 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.

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Third Floor



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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