



Bentinck Street, Marylebone WIU





# Bentinck Street, Marylebone **WIU**

A stunning, refurbished lateral apartment located on the second floor of a beautiful period building in the heart of Marylebone. This fantastic home showcases a principal bedroom with a walk-in wardrobe and an en suite bathroom, two additional double bedrooms, all with wool carpets. There is a second family bathroom with a bath and shower, a separate modern kitchen with an island and dining area, and spacious reception room. The apartment further benefits from high ceilings, large bay windows and period features throughout. Bentinck Street benefits from a prime central location, moments away from the stylish shops and restaurants of Marylebone High Street and Mayfair. Hyde Park and Regent's Park are also within proximity.



**Guide price:** £2,950,000

**Tenure:** Leasehold: approximately 84 years remaining

**Service charge:** £15,609 per annum, reviewed every year, next review due 2024

**Ground rent:** £60 per annum. We have been unable to confirm the review period.

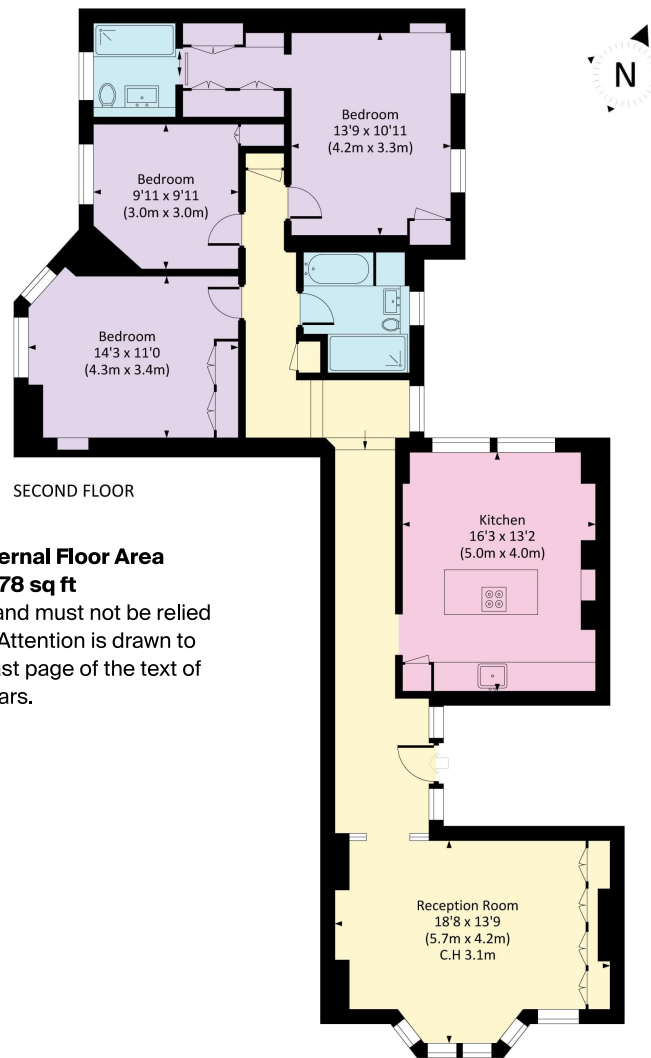
**Local authority:** City of Westminster

**Council tax band:** F









SECOND FLOOR

**Approximate Gross Internal Floor Area**  
**118.7 sq m / 1,278 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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