



George Street, Marylebone, London **WIH**

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An excellent opportunity to purchase this impressive lateral apartment situated on the fifth floor of a sought-after building in Marylebone. This modern home offers perfect entertaining space and accommodation; four bedrooms, each with an en suite bathroom, an additional guest toilet, a fully fitted kitchen with dining space and a spacious reception room. The property further benefits from porter service, large windows allowing an abundance of natural light and a Juliette balcony. Only moments away from Marble Arch, George street is ideally located for the stylish boutique shops and lively restaurants of Marylebone and Mayfair and the greenery of Hyde Park and Regent's Park. Excellent transport links from Marble Arch, Edgware Road and Marylebone stations.



Guide price: £3,695,000

Tenure: Leasehold: approximately 100 years remaining

Service charge: £13,381.52 per annum and subject to change

Ground rent: £300

Local authority: City of Westminster

Council tax band: G





Approximate Gross Internal Floor Area
213,3 sq m / 2,296 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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