



Paddington Street, Marylebone WIU



Paddington Street, Marylebone **WIU**

A modern apartment on the third floor of one of Marylebone's most prestigious developments. This beautiful home comprises a principal bedroom with a dressing area and en suite bathroom, a second bedroom with an en suite shower room, a separate guest WC, an open plan kitchen with Gaggenau appliances, and a contemporary reception room with floor to ceiling windows. The property is offered with an underground car parking space and storage. Residents of The Chilterns benefit from a list of luxurious amenities including concierge, gym, spa and cinema room. Paddington Street is ideally located for the restaurants and shops of Marylebone and Mayfair. There are excellent transport links from Baker Street and Marylebone stations.



Guide price: £4,950,000

Tenure: Leasehold: approximately 987 years remaining

Service charge: £18,000 per annum, reviewed every year, next review due 2025

Ground rent: £1,250 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H

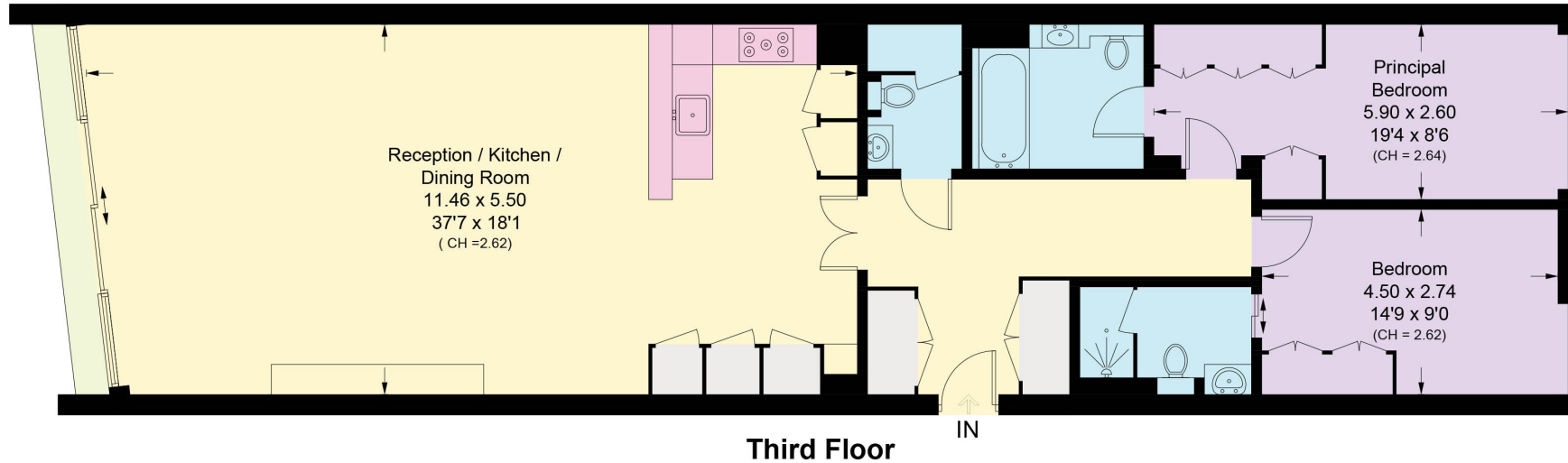




The Chilterns, Paddington Street, W1U

Approximate Gross Internal Floor Area
119.9 sq m / 1,291 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.



Knight Frank
Marylebone
Unit 49
55 Baker Street
London W1U 8EW
knightfrank.co.uk

I would be delighted to tell you more
Ali Mathews
+44 20 3435 6443, +44 20 3925 1513
ali.mathews@knightfrank.com



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated May 2024. Photographs and videos dated May 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.