

Luxborough Street, Marylebone W1U



Luxborough Street, Marylebone, WIU

A beautifully presented apartment situated on the first floor of a purpose-built, portered building in the heart of Marylebone. This newly refurbished home offers a practical layout and comprises a double bedroom, a second bedroom/office space, a bathroom and a bright, open plan kitchen featuring Neff appliances, a boiling water tap and a reception room. It further benefits from large windows and wood and tiled flooring throughout.

Luxborough House is ideally located for the boutique shops and restaurants of Marylebone, as well as the greenery of Regent's Park. Excellent transport links from Baker Street, Marylebone, Regent's Park and Great Portland Street stations.



Guide price: £995,000

Tenure: Share of freehold

Service charge: £5,850 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: F

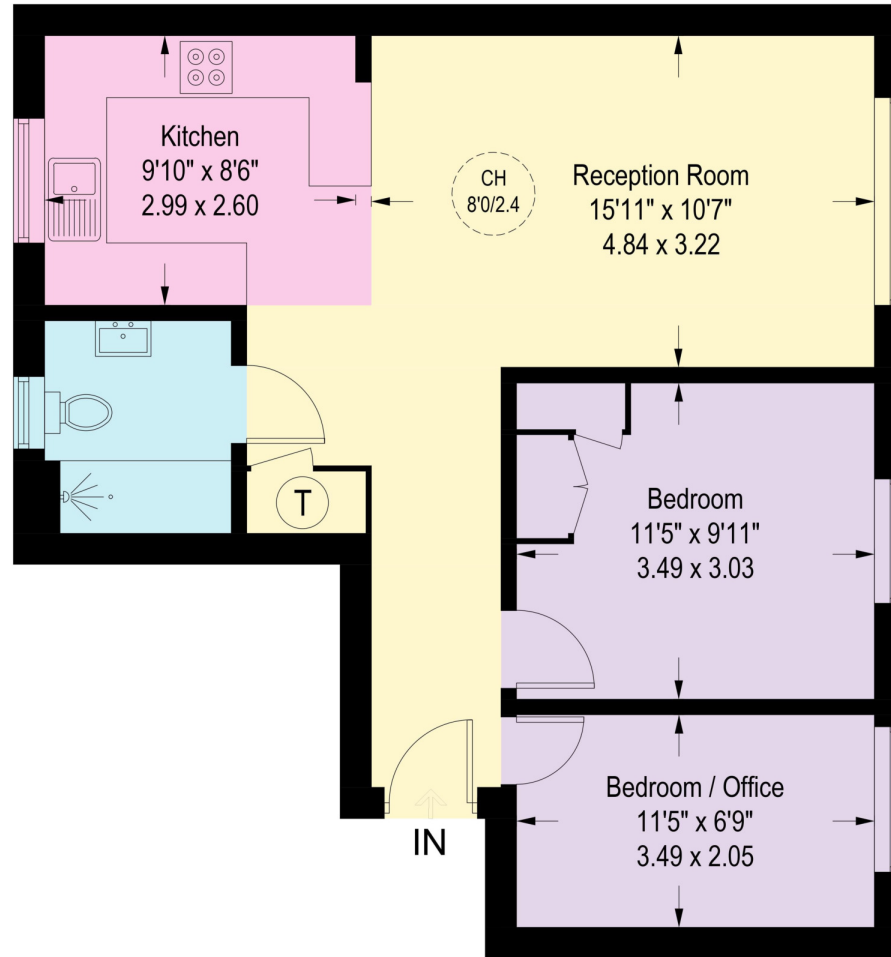




Luxborough Street, W1U

Approximate Gross Internal Floor Area
55.1 sq m / 593 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.



First Floor

Knight Frank

Marylebone

Unit 49

55 Baker Street

London W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Daniel Sugarman

+44 20 7861 1224

daniel.sugarman@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.