



The Mansion, Marylebone WIU



# The Mansion

## Marylebone **WIU**

An immaculate lateral apartment situated on the fourth floor of one of London's most exclusive developments.

This property has been finished to the highest standards and showcases an abundance of accommodation and entertaining space. The principal bedroom is complete with a walk-in wardrobe and an en suite bathroom featuring a bathtub and a walk in shower. There is a second bedroom with built in wardrobes and an additional bathroom. The dual aspect reception room offers lovely views over Marylebone with floor to ceiling windows. The open plan kitchen and dining room features fully integrated appliances and a marble backsplash. The property further benefits from comfort cooling a parking space and storage room.



**Guide price:** £4,500,000

**Tenure:** Leasehold: approximately 990 years remaining

**Service charge:** £32,233 per annum, reviewed annually

**Ground rent:** £750 per annum, fixed

**Local authority:** City of Westminster

**Council tax band:** G

## 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, tailored in-apartment services and an in house chauffeur driven Bentley.

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. There are excellent transport links from Bond Street and Oxford Circus stations.





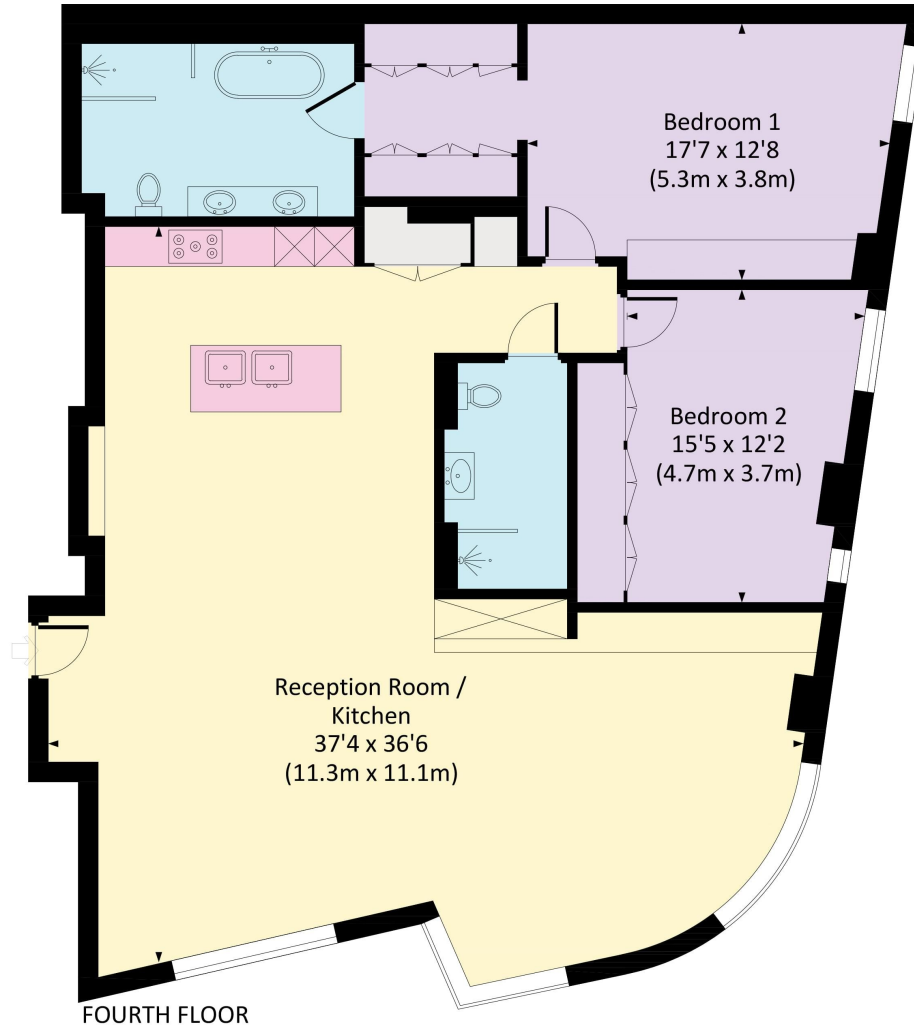






**Approximate Gross Internal Floor Area  
154.7 sq m / 1,665 sq ft**

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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