



Fitzhardinge Street, Marylebone **WIH**

A beautifully presented
apartment situated on the third
floor of a sought-after, Grade II
listed Georgian building.



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This bright home showcases two spacious bedrooms with built in wardrobes and en suite bathrooms, an additional guest cloakroom, a bright reception room and a separate dining room with an adjoining kitchen. The property further benefits from wood flooring and large windows offering lovely views over Marylebone.

Fitzhardinge Street is ideally located for the boutique shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Hyde Park and Regent's Park. Excellent transport links from Marble Arch and Bond Street Stations make it easy to get around London.



Guide price: £3,750,000

Tenure: Leasehold: approximately 990 years remaining

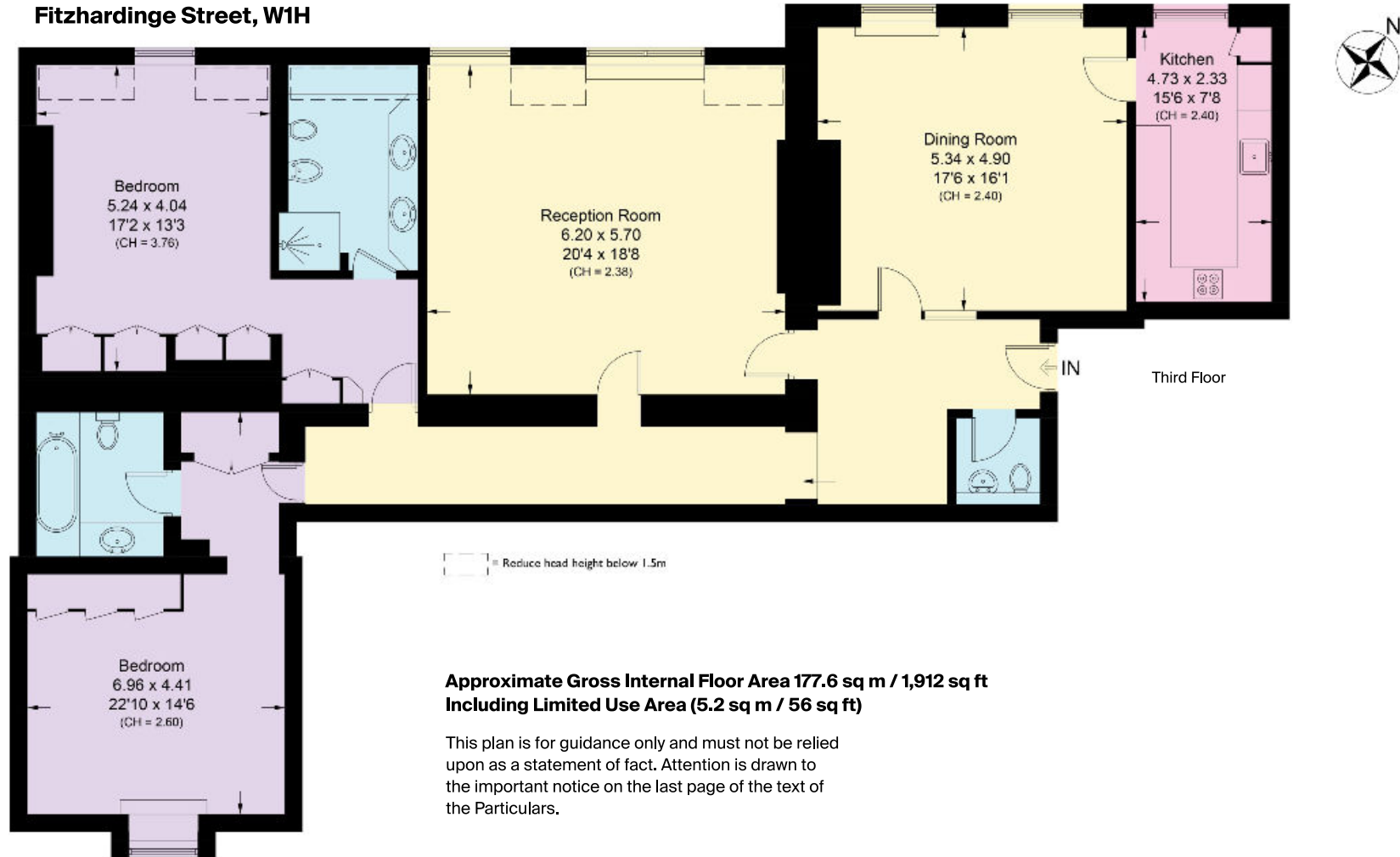
Service charge: £16,577.60 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: G



Fitzhardinge Street, W1H



**Approximate Gross Internal Floor Area 177.6 sq m / 1,912 sq ft
Including Limited Use Area (5.2 sq m / 56 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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I would be delighted to tell you more

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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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