

George Street, Marylebone **WIU**



A stunning, newly refurbished
apartment on the top floor of a
charming period building in the
heart of Marylebone.



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This home has been meticulously redesigned to an excellent finish and showcases a principal bedroom with en suite bathroom and built in wardrobes, a second bedroom, a shower room and a bright, double aspect, open plan reception room and kitchen with integrated Miele appliances, Caple wine cooler, a breakfast/dining island and a built in bar area. The property further benefits from air conditioning, electric underfloor heating in both bathrooms, wood flooring and video entry system. George Street is only moments away from the boutique shops and restaurants of Marylebone High Street, and also close to Hyde Park and Regent's Park. Transport links from Baker Street, Bond Street and Marble Arch make it easy to get around London.



Guide price: £1,750,000

Tenure: Leasehold: approximately 100 years remaining

Service charge: Approximately £3,200 per annum, reviewed every year, next review due 2024

Ground rent: £300 per annum, next increase is due in 2025

Local authority: City of Westminster

Council tax band: E



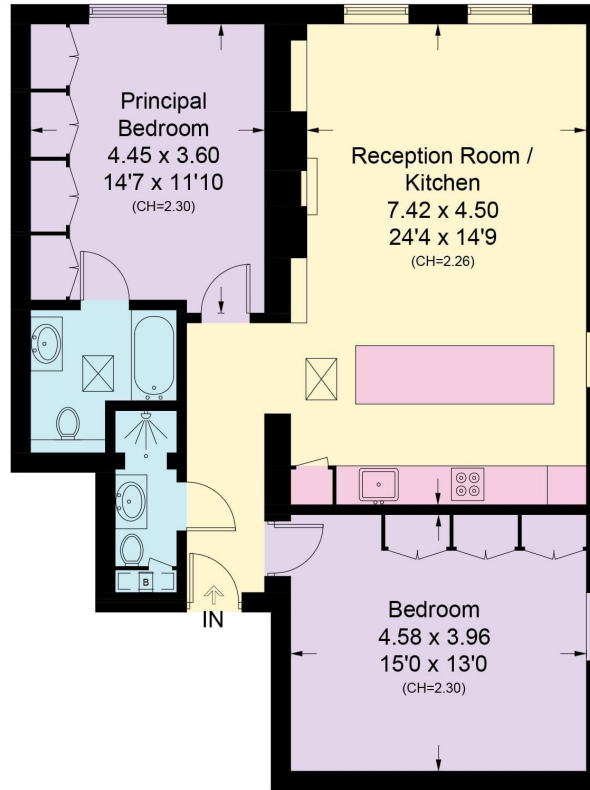


George Street, W1U

Approximate Area = 84.8 sq m / 913 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



[] = Reduce head height below 1.5m



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.

Third 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

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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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Particulars dated October 2024. Photographs and videos dated October 2024.
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