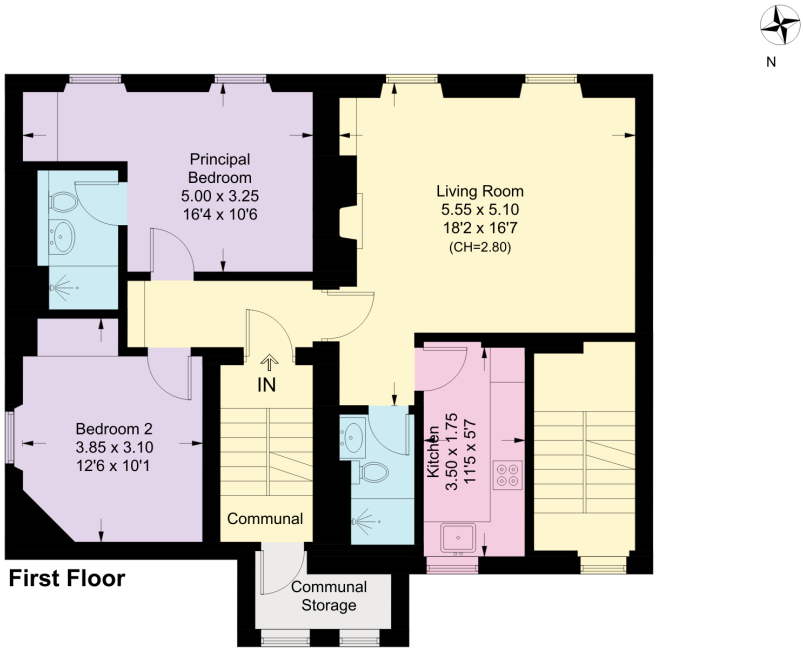




PADDINGTON STREET

Marylebone WIU



A MASTERPIECE IN MODERN DESIGN

This apartment offers a contemporary living space within a four-storey building, thoughtfully refurbished to blend style and practicality.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold, approximately 999 years remaining

Service charge: £2700 per annum, reviewed every year, next review due 2025

Guide Price: £1,425,000

The spacious living area welcomes natural light, creating an inviting ambience for everyday living. The modern kitchen features sleek grey cabinetry and pristine white countertops, equipped with built-in appliances to cater to your culinary needs. Two serene bedrooms provide peaceful retreats, each with en suite bathrooms. This flat is ideal for those seeking comfort and elegance in a prime London location.

This property offers excellent access to the city's vibrant amenities. Marylebone High Street is a hub for shopping and dining, while Regent's Park provides a green escape 0.5 mile away. Transport links are excellent, with Baker Street station 0.3 mile away, ensuring travel across London. All times and distances are approximate.



Approximate Gross Internal Area = 67.7 sq m / 729 sq ft
(Excluding Communal Storage / Hallway Stairs)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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