



## MANCHESTER STREET


Marylebone, W1U





# BRIGHT & SPACIOUS, IN THE HEART OF MARYLEBONE VILLAGE

This elegant one bedroom flat on Manchester Street offers sophisticated living within a  
stately Georgian townhouse

			EPC
1	1	1	D

Local Authority: City of Westminster

Council Tax band: E

Tenure: Leasehold: approximately 164 years remaining

Ground rent: £180 per annum, reviewed annually, next review due 2026

Service charge: £2,441 per annum. Reserve fund: £1372 per annum. Reviewed annually, next review due 2026

Guide Price: £1,150,000





## BEAUTIFULLY DECORATED INTERIORS

Refurbished to a high standard, this generously proportioned and light-filled one-bedroom apartment is superbly positioned in the heart of Marylebone Village. Set on the second floor of an attractive Grade II listed building, the flat enjoys a sunny westerly outlook over a charming Georgian street and a peaceful easterly aspect with views over the greenery of Paddington Gardens, as well as access to a quiet communal courtyard.

The accommodation includes a fully fitted dine-in kitchen with granite benchtop and integrated stainless steel appliances. The bright and spacious reception room features a marble fireplace, while the large double bedroom offers ample storage with a built-in wardrobe. A study with bespoke shelving, a separate laundry closet and contemporary en-suite bathroom complete the layout.

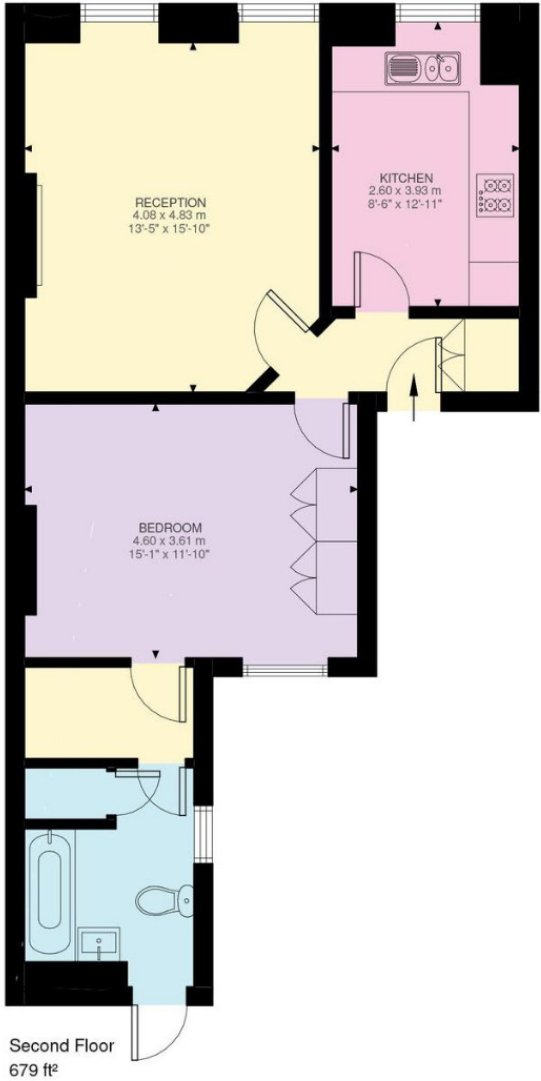
Located just moments from the vibrant shops, cafés, farmers' market and restaurants of Marylebone High Street, Oxford Street and Baker Street. Hyde Park and Regent's Park are a short stroll away, and transport connections are exceptional, with Baker Street and Bond Street (including the Elizabeth Line) stations nearby, as well as multiple local and airport bus services.







Approximate Gross Internal Area = 63.07 sq m / 679 sq ft



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.

**Sam Thorton**

+44 207 751 2403

sam.thorton@knightfrank.com

**Knight Frank Marylebone**

Unit 49, 55 Baker Street

W1H 8EW

**knightfrank.co.uk**

**Your partners in property**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.