



PADDINGTON STREET

Marylebone W1U



BEAUTIFUL TWO BEDROOM APARTMENT IN MARYLEBONE

Located in the heart of Marylebone, this two-bedroom apartment at The Chilterns combines modern living with everyday convenience.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: Approximately 985 years remaining

Ground rent: £1,250 per annum, reviewed every 15 years, next review due January 2028

Service charge: £20,490.41 per annum, reviewed every year, next review due 2026

Guide Price: £4,750,000



LUMINOUS INTERIORS

The open-plan reception room is bright and welcoming, with large windows and contemporary finishes, making it an ideal space for both relaxing and entertaining. The kitchen is well-designed, with smart cabinetry and marble worktops, offering both style and practicality.

A private balcony adds an extra touch, offering a pleasant spot to sit and enjoy views over the surrounding area.

Extending to approximately 1,068 sq ft, the apartment sits within a well-maintained six-storey building and benefits from an excellent range of amenities, including a gym, sauna, spa, cinema room, 24-hour concierge, and an underground parking space. It offers the best of central London living, set in one of Marylebone's most desirable











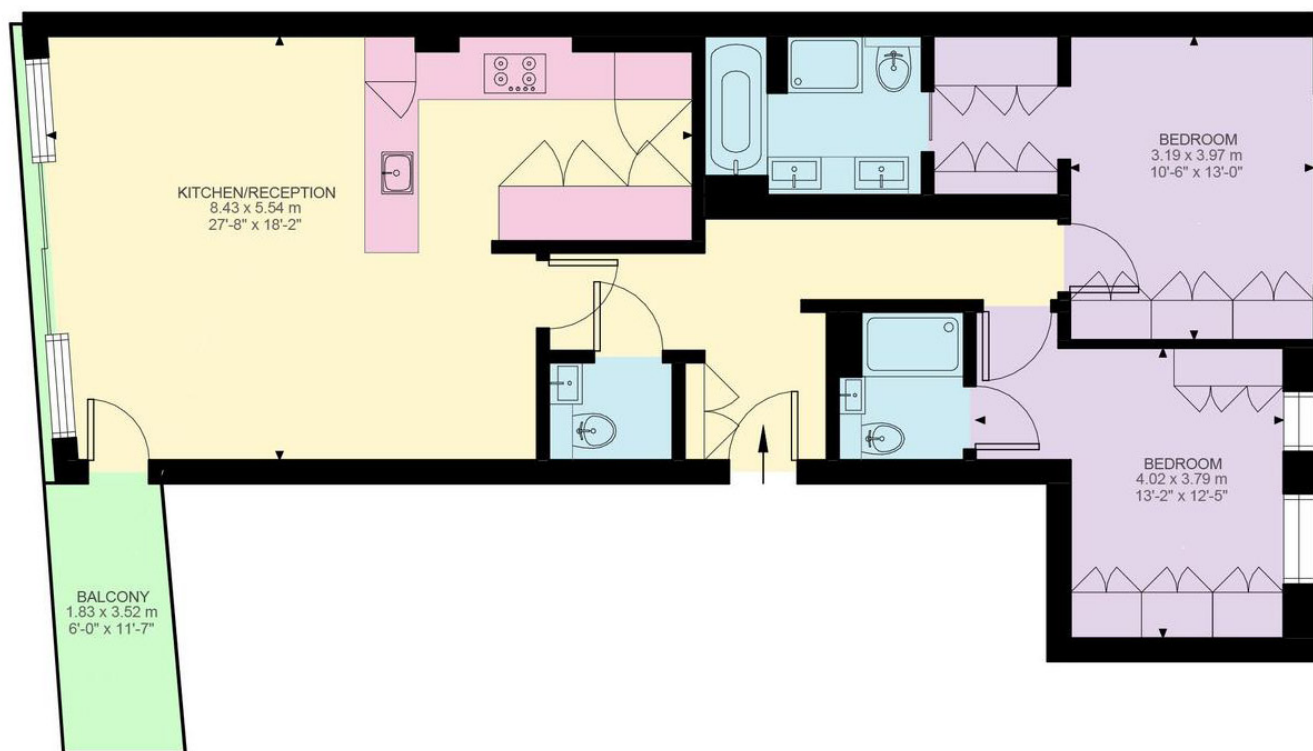
COMFORT & PRIVACY

The apartment offers two well-proportioned ensuite bedrooms, each providing a calm and comfortable retreat with plenty of natural light, along with beautifully finished bathrooms.

The Chilterns in Marylebone is located in a prime area in the heart of London. Positioned in one of the city's prestigious areas, it provides access to the diverse amenities and attractions of Central London. Marylebone is known for its elegant streets and lively ambience, making it a well-catered destination for shopping and dining. Benefit from excellent transport links, with Baker Street and Bond Street Underground stations nearby, offering connections across London. Experience the cultural richness and historic charm that Marylebone presents.



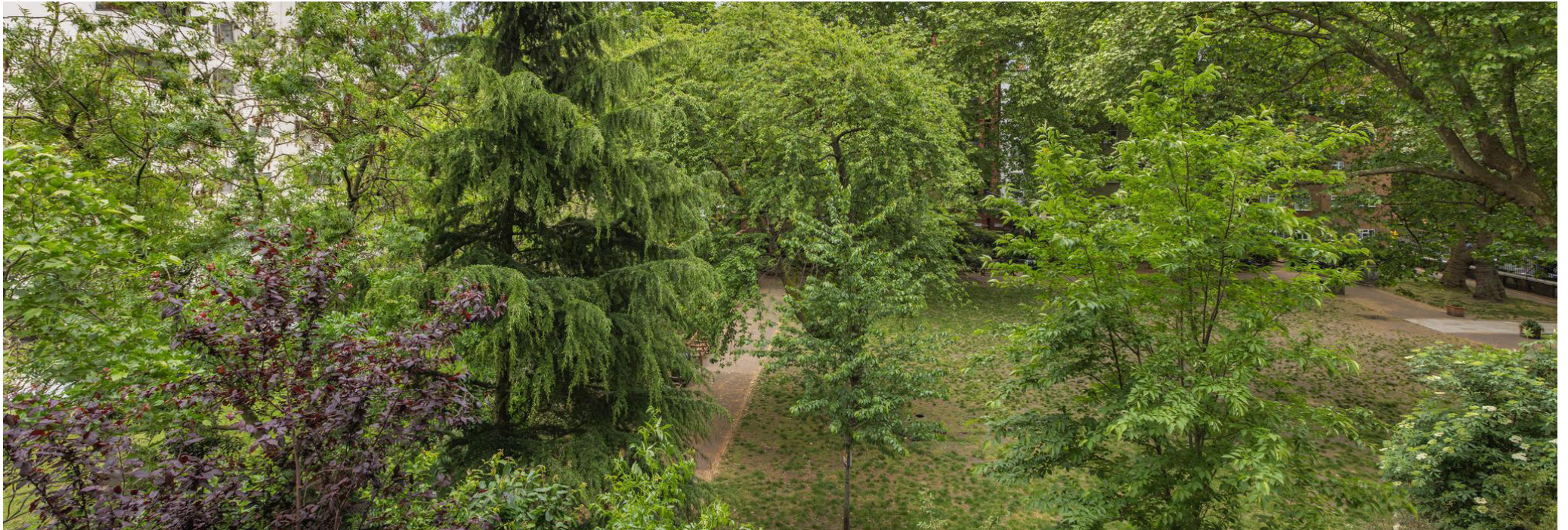




Second Floor
1051 ft²

Approximate Gross Internal Area = 97.60 sq m / 1051 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)



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