



## JAMES STREET

Marylebone, W1U



## BRIGHT AND MODERN MARYLEBONE HOME

Located in a vibrant urban setting, this flat combines stylish design with practical living, making it an excellent choice for those seeking sophisticated city living.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 111 years remaining

Ground rent: £350 per annum \*

Service charge: £18,551 per annum, reviewed every 1 year, next review due in 2025

Guide Price: £2,750,000



# OPEN LIVING SPACE

This modern three bedroom flat occupies the upper fifth floor, offering expansive views and ample natural light across its 1,371 sq ft layout. The double aspect reception room features floor-to-ceiling windows, creating a bright and welcoming space perfect for relaxing or entertaining. The open kitchen is designed with refined finishes and equipped with built-in appliances, ideal for culinary pursuits. Two bedrooms includes an en suite bathroom, ensuring comfort and privacy. Two balconies and roof terrace provide additional outdoor space and enviable views over London. The property benefits from a lift, ensuring easy access to all five storeys. Additional features include contemporary fixtures throughout.

\*Please note that we have been unable to confirm the review period of the ground rent. You should ensure that you or your advisors make your own enquiries.





**Fifth Floor**

Approximate Gross Internal Area = 127.4 sq m / 1,371 sq ft (Excluding Lift / Outside Space)  
External Area = 338 sq ft / 31.4 sq m

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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