



## ENFORD STREET

Marylebone, W1H



# LUXURY INTERIOR IN A PERIOD SETTING

A stunning duplex apartment with extensive outside space in the heart of Marylebone.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 244 years remaining

Ground rent: £400 per annum, reviewed every 1 year, next review due 2025

Service charge: £4932 per annum, reviewed every 1 year, next review due 2025

Guide price: £2,300,000



## BRIGHT OPEN SPACE

The highlight of the property is the spacious roof terrace, offering enviable views over Marylebone.







## SOPHISTICATED DECOR

This well-appointed home showcases three spacious bedrooms with built in wardrobes, two with en suite bathrooms and an additional shower room. The modern reception, kitchen and dining room offer a bright, open entertaining space.



## TRANQUIL LOCATION IN THE HEART OF MARYLEBONE

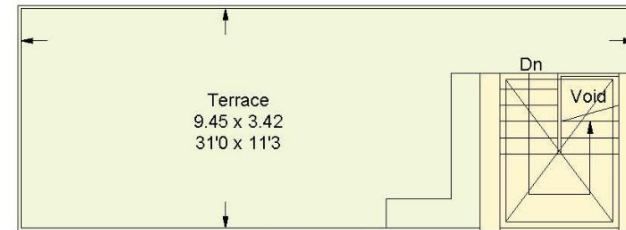
Enford Street is ideally located for the shops and restaurants of Marylebone Village, as well as the greenery of Regent's Park. There are excellent transport links from the nearby Marylebone, Baker Street and Edgware Road stations, making it easy to get around London.

\*The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.



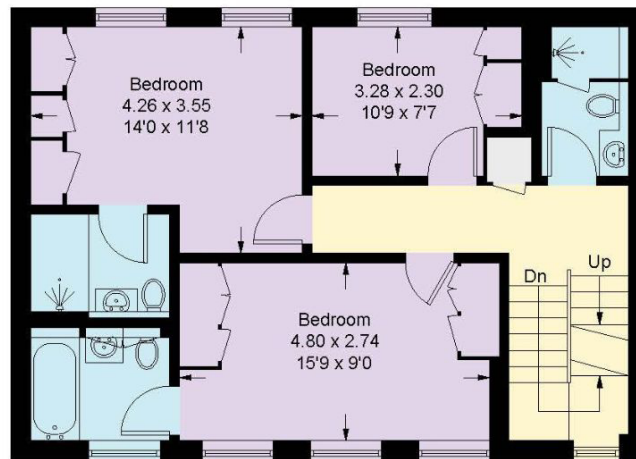






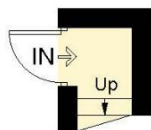
**Fourth Floor**

Approximate Area = 3.8 sq m / 41 sq ft  
(Excluding Void)



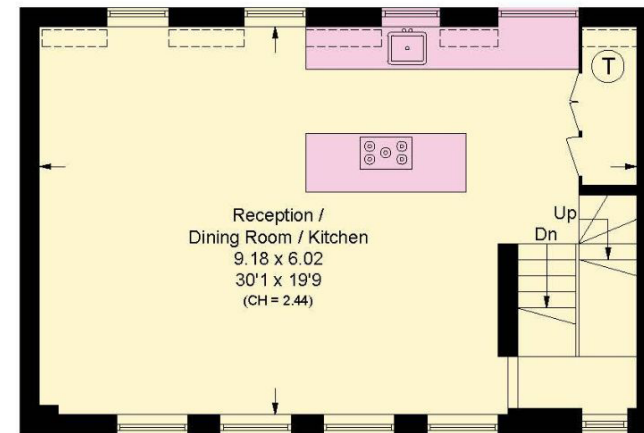
**Second Floor**

Approximate Area = 60.2 sq m / 648 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



**First Floor**

Approximate Area = 1.4 sq m / 15 sq ft



**Third Floor**

Approximate Area = 56.8 sq m / 611 sq ft  
Including Limited Use Area (2.8 sq m / 30 sq ft)

Approximate Gross Internal Area = 122.2 sq m / 1,315 sq ft  
Including Limited Use Area (3.8 sq m / 41 sq ft)  
(Excluding Void)

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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