



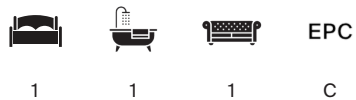
## PICTON PLACE

Marylebone W1U



## A WELL-LOCATED ONE-BEDROOM APARTMENT ON PICTON PLACE

Situated in Marylebone, this modern one-bedroom apartment offers around 526 sq ft of well-designed living space.



Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold: Approximately 137 years remaining

Ground rent: £350 per annum, reviewed every 25 years, next review due May 2038

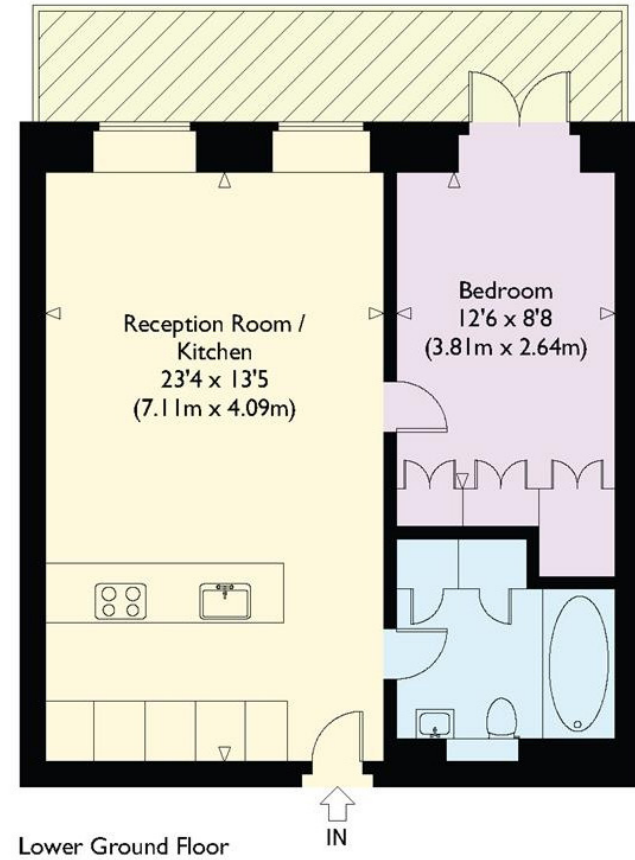
Service charge: £5,368 per annum, reviewed every year, next review due 2026

**Guide Price: £825,000**



Set on the lower ground floor of a boutique residential building (approx. 11 apartments) with a daytime porter and lift, the apartment enjoys a bright aspect. The open-plan layout includes a reception room and a sleek, contemporary kitchen with white cabinetry. Windows bring in plenty of natural light, creating a welcoming feel. The bathroom is well finished, with a bathtub and modern fittings. An EPC rating of C enhances efficiency. Set on a charming street, the property is well placed for local amenities.

Located on the southern side of Marylebone, this apartment enjoys a prime central setting close to shops, cafés, and restaurants. The neighbourhood is known for its character and period architecture, with green spaces nearby. Excellent transport links make getting around London easy, offering a well-balanced city lifestyle.



Approximate Gross Internal Area = 526 sq ft / 48.9 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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