



## MARYLEBONE HIGH STREET

Marylebone WIU



# BEAUTIFUL TWO BEDROOM APARTMENT IN MARYLEBONE

Set in the heart of Marylebone High Street, this contemporary second-floor apartment offers a stylish and comfortable living space spanning 1,857 sq ft



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 890 years remaining

Ground rent: Peppercorn

Service charge: £35,000 per annum, reviewed every year, next review due 2026

Guide Price: £6,000,000

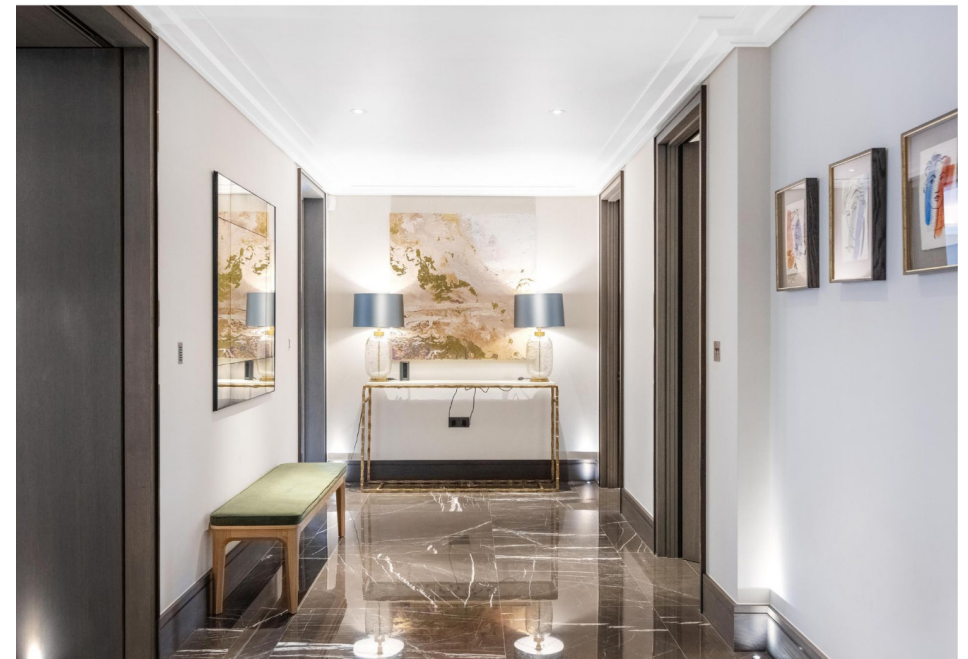


## SPACIOUS & BRIGHT APARTMENT

The open-plan living area is bright and airy, with floor-to-ceiling windows that bring in plenty of natural light and complement the clean, modern finish.

The kitchen is fitted with rich dark cabinetry and high-quality appliances, making it ideal for both everyday use and entertaining.

Additional features include a lift and a 24-hour porter, adding both convenience and security. Overall, it's a well-balanced home that combines contemporary style with a peaceful feel in a prime central location.







## PRIVACY AND COMFORT

Both bedrooms are generously sized and designed with a calm, neutral palette. The principal bedroom is particularly spacious, featuring built-in wardrobes and a dedicated dressing or vanity area, with soft lighting and a clean finish throughout. The second bedroom is equally well presented, with good natural light, fitted shelving and a practical layout that works comfortably for guests or flexible use.

The bathrooms are finished in a modern style, with clean lines and quality fittings. One includes a freestanding tub, adding a more relaxed, spa-like feel, while both are well laid out with a simple, contemporary design.



## IDEAL LOCATION

Marylebone High Street is located in the heart of London, providing residents with a vibrant urban lifestyle and convenient access to the city's amenities. This central location facilitates exploration of London's cultural and historical landmarks, including museums and galleries. The area is known for its mix of boutique shops, trendy cafes, and diverse dining options, creating a lively ambience. Transport links are convenient, with several Underground stations in the vicinity, ensuring excellent connectivity across the city. Residents benefit from proximity to educational institutions, with schools within 1 mile, making it suitable for families too. Distances are approximate.









Second Floor  
1857 ft<sup>2</sup>

Approximate Gross Internal Area = 172.48 sq m / 1857 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.

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