



GEORGE STREET

London, W1H



WELL-APPOINTED HOME IN PRIME MARYLEBONE LOCATION

A well-proportioned three bedroom apartment of approximately 1,432 sq ft, occupying the seventh floor of a handsome red brick mansion block in the heart of Marylebone.



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EPC

E

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 135 years remaining

*Please note we have been unable to confirm service charge and ground rent amounts or review periods.

You should ensure you or your advisors make your own enquiries

Guide price: £1,795,000



CLASSIC CHARM

A spacious entrance hall forms the centrepiece of the apartment, creating a natural division between the living and bedroom accommodation. To the front of the property is an impressive open-plan kitchen/reception room, providing ample space for both dining and entertaining, with the kitchen thoughtfully arranged to one side of the room. The principal bedroom is positioned off the main reception space and benefits from fitted wardrobes and an en suite bathroom. Two further double bedrooms are situated on the opposite side of the apartment and are served by a separate family bathroom. The apartment also benefits from excellent storage throughout, including two substantial storage areas accessed from the main hallway. Offering a practical and well-balanced layout, the property combines generous living space with well-proportioned bedroom accommodation in one of Marylebone's most established residential buildings.







WELL CONNECTED LOCATION

George Street is one of Marylebone's most established residential addresses, ideally positioned between Marylebone High Street and Hyde Park. The neighbourhood is renowned for its elegant architecture, village atmosphere, independent boutiques, cafés and acclaimed restaurants.

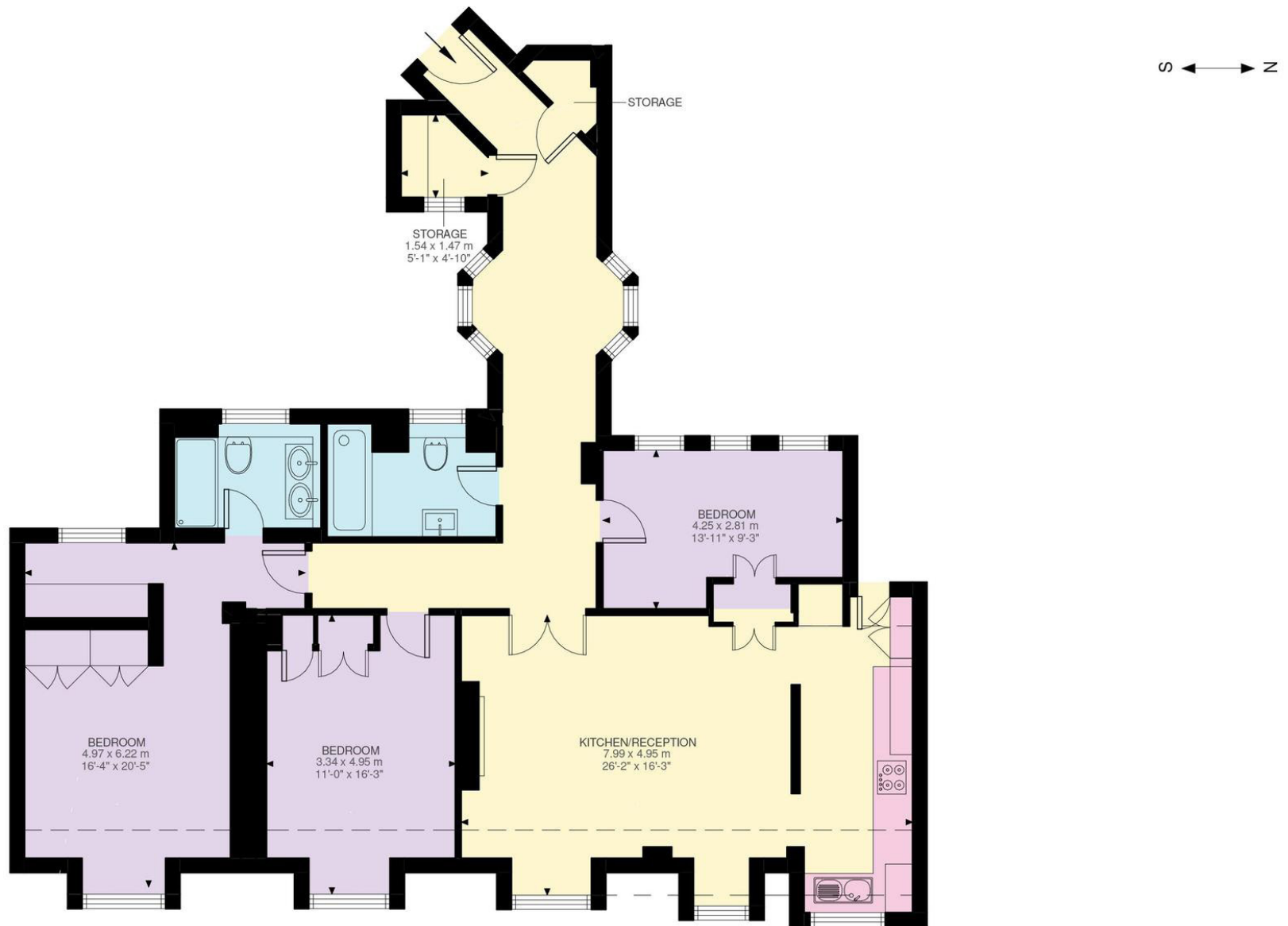
Residents enjoy close proximity to the extensive amenities of Marylebone High Street, Baker Street, Oxford Street and Connaught Village, while the open spaces of Hyde Park and Regent's Park are both nearby. Excellent transport connections are available from Marble Arch, Bond Street, Baker Street and Marylebone stations, providing convenient access across London and beyond.



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***Material Information Disclaimer** - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.





Seventh Floor

Approximate Gross Internal Area = 133.06 sq m / 1,432 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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