



A Spacious Four Bedroom Family Apartment on the
Top Floor Of A Well Maintained Mansion Block

OLD MARYLEBONE ROAD

MARYLEBONE, NW1

Asking Price
£1,450,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £1,450,000	Square Footage 1879
Council Tax Band G	EPC D
Ground Rent TBC	Service Charge TBC
Tenure To be advised	

Situated on the top floor (accessible by lift) of a classic red brick mansion block, this spacious four-bedroom family apartment offers flexible living in the heart of central London. Two bright and airy reception rooms, with a south-facing aspect, provide generous lounge and dining areas. The separate kitchen is equipped with modern fittings and appliances and includes additional space for dining.

The four bedrooms are located towards the rear of the apartment benefitting from a quiet atmosphere. While the property is presented in good condition throughout, there is ample opportunity for the new owner to personalise and add value.

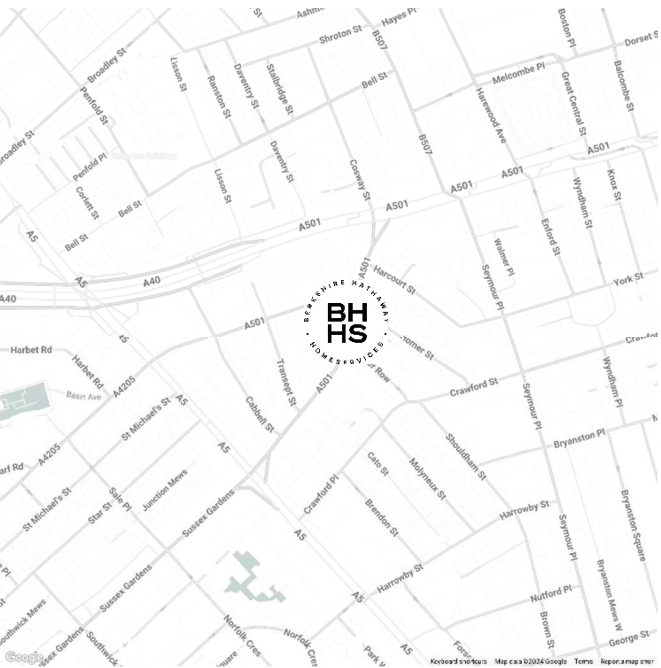
Positioned in the sought-after area of Marylebone, the apartment is within easy walking distance of the boutiques and restaurants of Marylebone High Street, as well as the renowned shopping at Oxford Street. Marylebone, Paddington and Edgware Road tube stations are all within walking distance.

Offered with a 53 year lease. Lease extension cost circa £350k.

FEATURES

Four Bedrooms
Two Reception Rooms
Four Bathrooms
Residents Parking
Upper Floor
Terraced
Lift
Period

LOCATION



MARYLEBONE SALES
20A Paddington Street, W1U 5QP

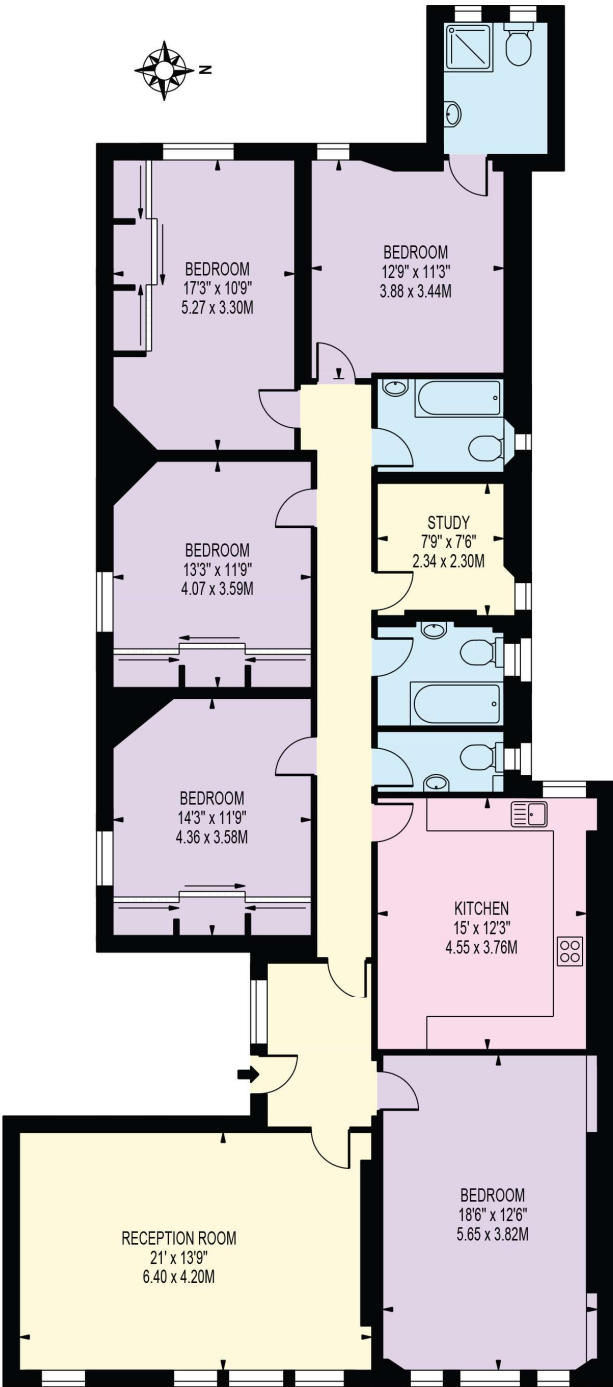
020 7486 6338
sales.marylebone@bhhs-london.com



FLOORPLAN

OXFORD & CAMBRIDGE MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1879 SQ FT - 174.54 SQ M



FOURTH FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.