



Marylebone High Street, W1U
Asking Price: £1,450,000, Leasehold

Anderson//Rose





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Leasehold of 98 years remaining unexpired

Service Charge: £8,000 per annum excluding sinking fund contribution

Ref PCL260029

Marylebone High Street, W1U

This is a fantastic opportunity to acquire a beautifully presented and well-proportioned two-bedroom lateral apartment situated on the second floor of a desirable mansion block.

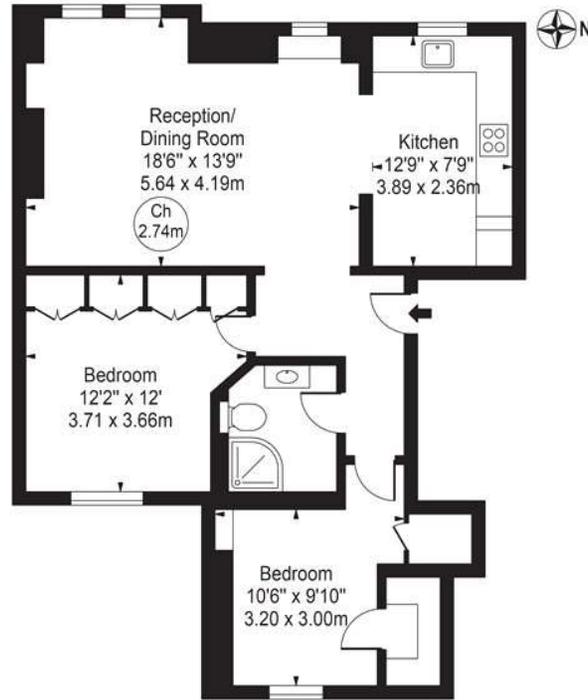
The property has been finished to an excellent standard throughout and comprises of a very bright and airy reception and dining room, which leads onto an open plan modern kitchen. Down the hallway is your inviting principal bedroom with plenty of wardrobes, a great sized second bedroom again with lots of storage and a family bathroom. The flat further benefits from the buildings passenger lift and secure intercom

system, Aswell as a long-term lease and very reasonable service charges.

Woodstock House is situated on Marylebone High-street itself, meaning the superb amenities of the village are quite literally at your front door. Some of London's most famous Landmarks such as, Fitzrovia Village, Baker Street, Oxford Street, and his majesties Regents Parks open green spaces and boating lakes are also just up the road meaning this really is the ultimate Prime Central London spot. Bond street (which includes the Elizebeth Line) Baker Street & Regents Park Tube stations are nearby which have access to various lines and provide an easy commute across the city.

Woodstock House

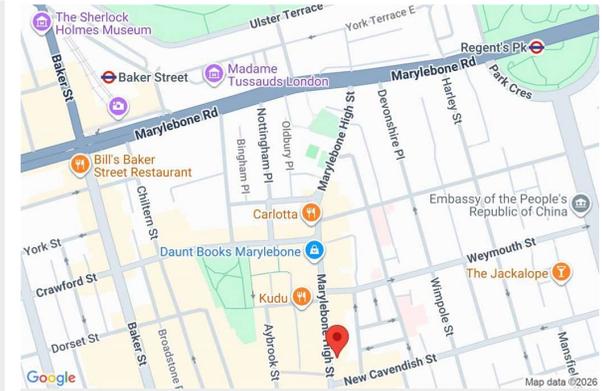
Approx. Gross Internal Area 764 Sq Ft - 70.98 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.