



Marylebone High Street, W1U  
Guide Price of £1,150,000, Leasehold

Anderson//Rose



## Marylebone High Street, W1U

This is a fantastic opportunity to acquire and refurbish a well-proportioned three-bedroom lateral apartment situated on the fourth floor of a desirable mansion block.

The property has been finished to a good standard throughout and comprises of a very bright and airy reception and dining room, a separate modern kitchen, The principal bedroom with plenty of wardrobes, two further generous sized bedrooms 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.

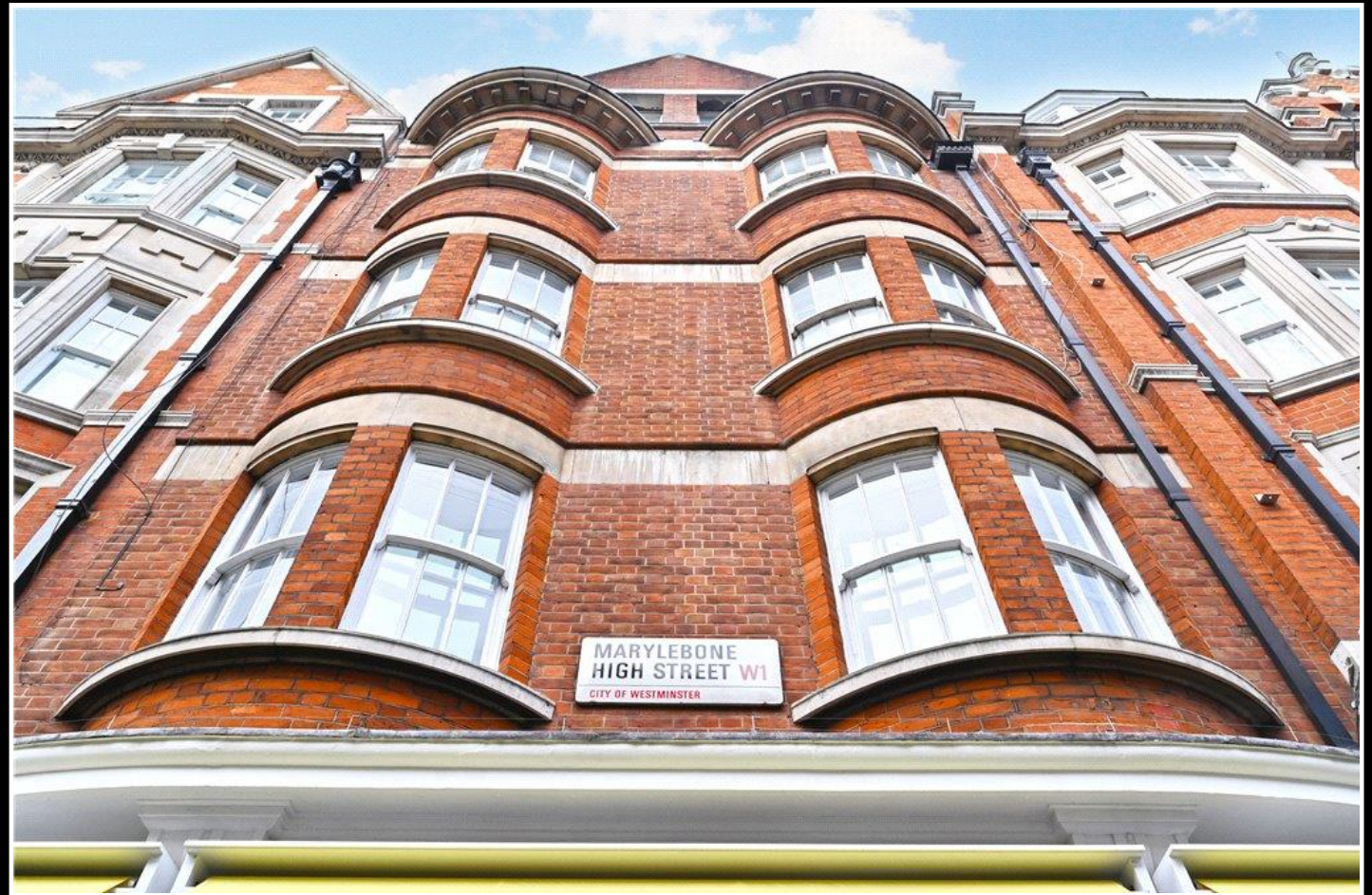
Woodstock House is situated on Marylebone High-street itself, meaning the superb amenities of the village are quite literally at your front door. Some of London's most famous Landmarks such as, Fitzrovia Village, Baker Street, Oxford Street, and his majesties Regents Parks open green spaces and boating 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.

Ref PCL230160

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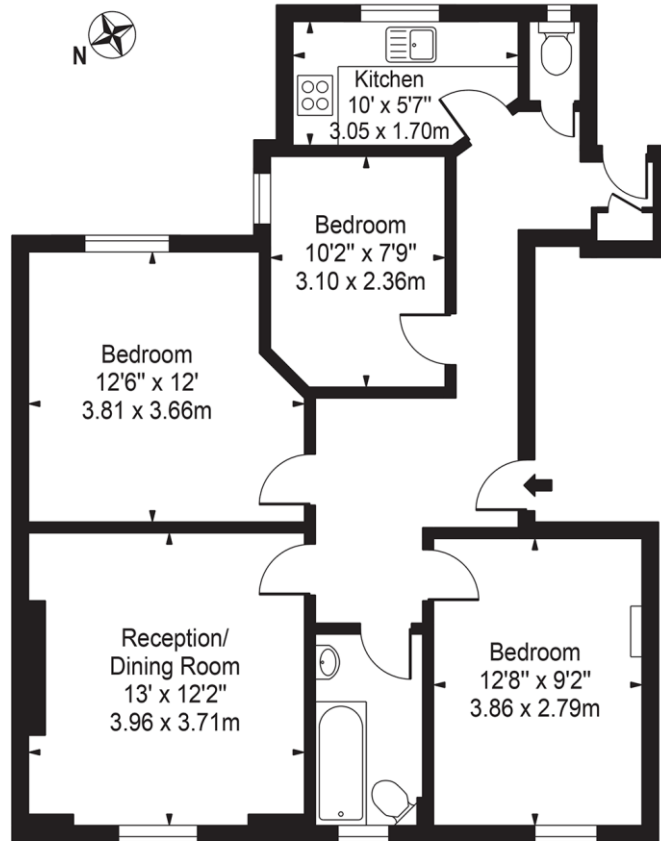
Leasehold Approximately 101 years un-expired

S/C approximately £8,000 per annum which includes heating and hot water



# Woodstock House

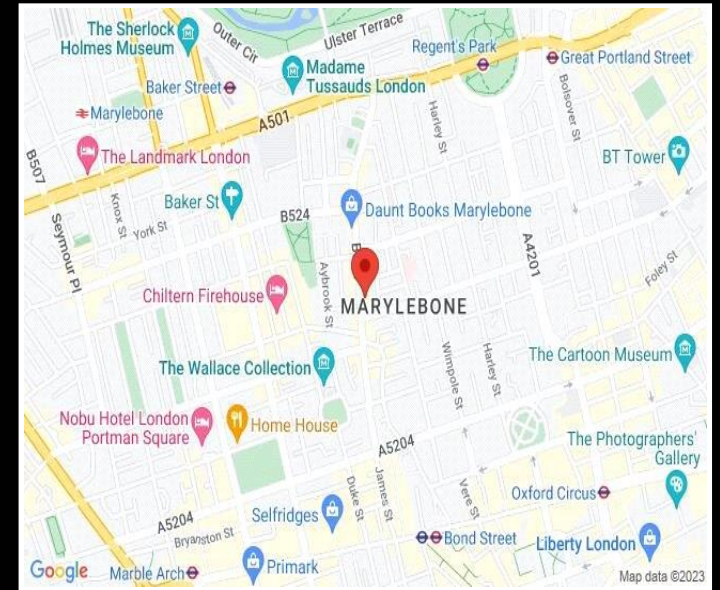
Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M



Fourth 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	41
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.