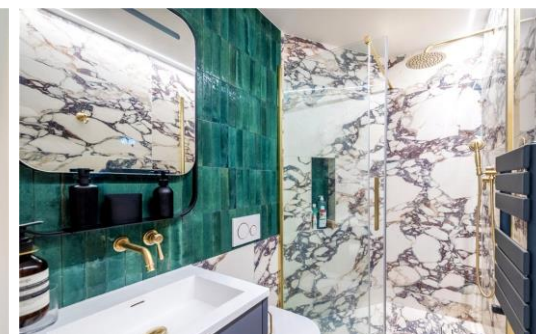


I do



Marylebone High Street, W1U

Offers in excess of: £1,600,000, Leasehold of 98 years remaining unexpired

Anderson//Rose





**Offers In Excess of:
£1,600,000**

98 years remaining of the lease

**Service Charge: £10,000 per annum
excluding sinking fund contribution**

Ref PCL250023

Marylebone High Street, W1U

This is a fantastic opportunity to acquire an exceptional lateral apartment, situated on the top floor of an exclusive and boutique block on Marylebone High-Street.

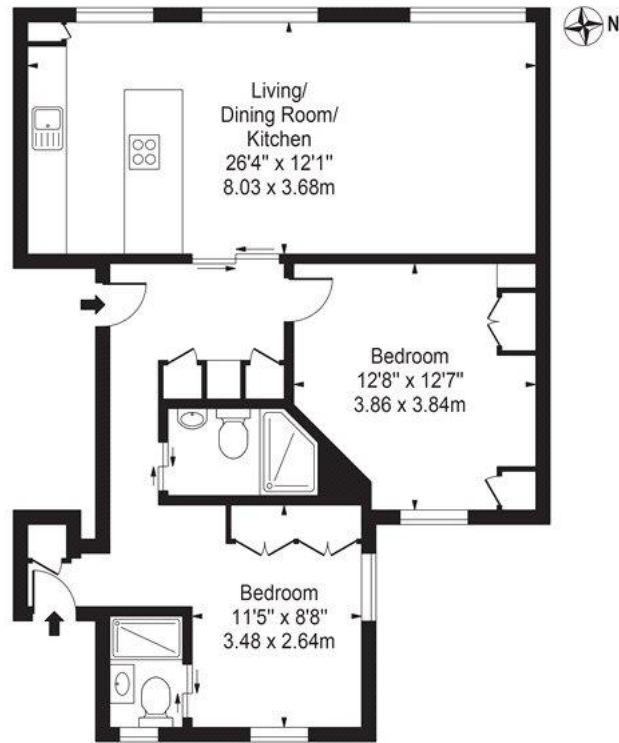
The property has just been completely refurbished to an exceptionally high level throughout and is focused around a fabulous every day space, reception/dining room, an open plan kitchen which boasts state of the art appliances and plenty of storage/cupboard space. The room is filled with an abundance of natural daylight from the three gorgeous and brand new sash windows. Down the inviting hallway is the rest of the accommodation comprising the principal bedroom with plenty of bespoke wardrobe space, the family bathroom with a

beautiful marble finish and an excellent sized second bedroom with an en-suite shower room and again lots of wardrobe space. The flat further benefits from the buildings passenger lift.

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

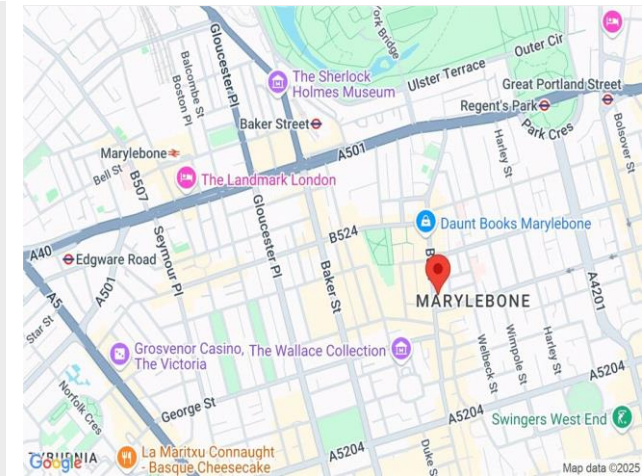
Approx. Gross Internal Area 806 Sq Ft - 74.88 Sq M



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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.