



Spanish Place, Marylebone, W1



The Apartment

A distinctive, bright and airy four-bedroom apartment full of character, set within an attractive period building. Situated on the second floor, the property provides generous and thoughtfully arranged accommodation, including a bright reception room opening into a well-proportioned open-plan kitchen dining room. Having been used as a home, the interiors are neutrally styled, featuring white walls and wooden flooring throughout the main living areas.

Ideally positioned in the heart of Marylebone Village, the apartment is directly opposite the Wallace Collection and moments from the renowned boutiques, shops and restaurants of Chiltern Street and Marylebone High Street. Bond Street Underground Station is only a short walk away, while both Hyde Park and Regent's Park are also easily accessible.







Spanish Place

Located within an imposing red brick mansion building, this modern and contemporary 4 bedroom flat offers fantastic living space in a sought-after location close to a wealth of local amenities including Marylebone High Street and St Christopher's Place.

Residents are also able to make use of the nearby beautiful Manchester Square Gardens, by separate application and for an annual fee.

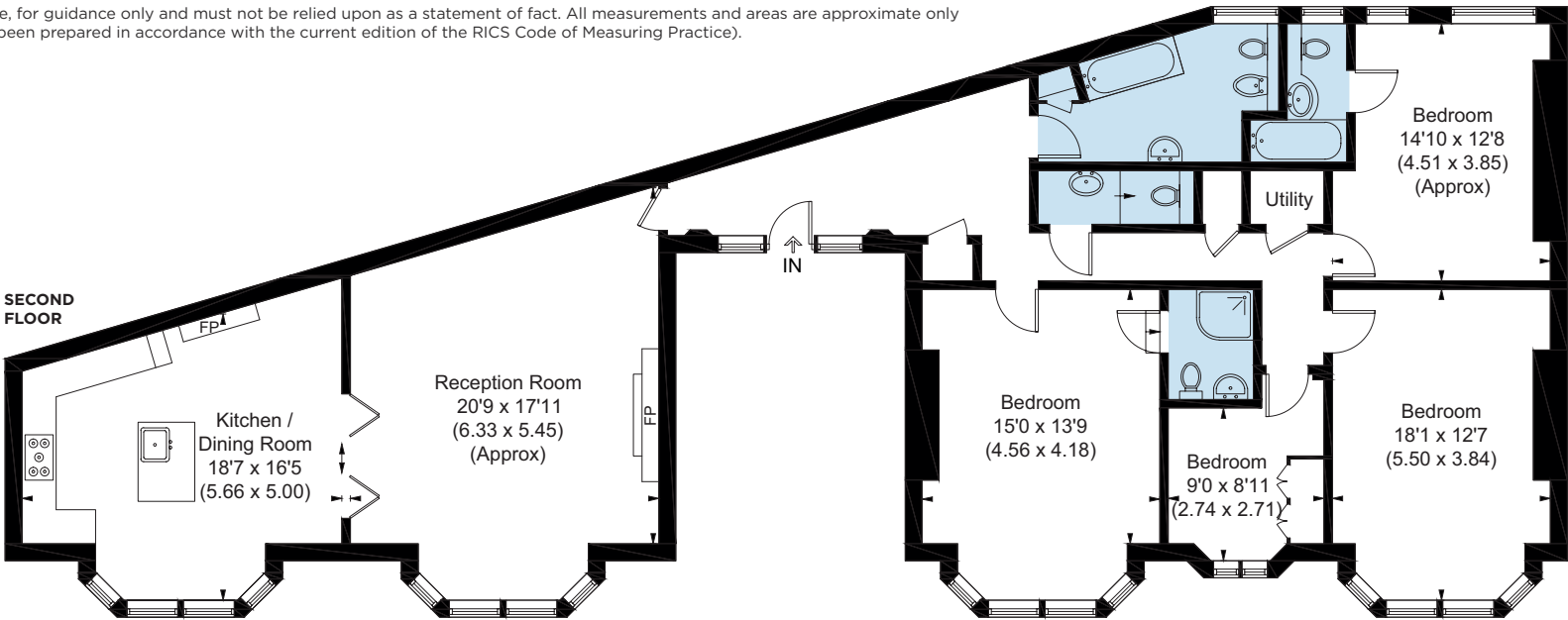


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Approximate Gross Internal Area: 169.9 sq m / 1,829 sq ft



Floorplans:
Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ACCOMMODATION

- Reception Room
 - Kitchen Dining Room
 - Principal Bedroom With En Suite Shower Room
 - Second Double Bedroom With En Suite Bathroom
 - Further Double Bedroom
- Fourth Bedroom
 - Family Bathroom
 - Guest Cloakroom
 - Utility Area
 - Access to Manchester Square Gardens (by separate negotiation and with associated fee)

JOINT AGENTS



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Asking Price: £2,850,000
Service Charge: £2,990 per quarter
Lease: Approx. 980 years remaining, plus Share of Freehold

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