



A unique three bedroom penthouse apartment with panoramic views across London.

**Bickenhall Mansions, Bickenhall Street, London, W1U**

Guide price £2,750,000 Leasehold (967 years remaining)





# A unique three bedroom penthouse apartment with panoramic views across London.

Spectacular panoramic views of London • 24 Hour concierge • Excellent proportions • Air conditioning • Three bedrooms • Service charge approximately £7,942.10 per annum • Ground rent peppercorn

## Local Information

Bickenhall Street is superbly located just moments from the world class amenities of Portman Village, Marylebone High Street and the West End, together with the greenery of both Hyde Park and Regent's Park.

The transport links are excellent from nearby Baker Street, (approximately 0.2 miles), Edgware Road (approximately 0.4 miles) and Marble Arch (approximately 0.7 miles) underground stations. Marylebone (approximately 0.3 miles) and Paddington (approximately 0.9 miles) train stations, as well as access to the West and Heathrow via the A40.

## About this property

A truly stunning three bedroom triplex penthouse, offering the rarity of a fabulous roof terrace with panoramic views across London. The flat is flooded with natural light and offers excellently balanced accommodation with well-proportioned rooms. The flat benefits from a 24 hour concierge service, as well as air conditioning in the bedrooms.

## Tenure

Leasehold (967 years remaining)

## Local Authority

Westminster City Council

## Energy Performance

EPC Rating = D

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.










Bickenhall Mansions, Bickenhall Street, London, W1U  
Gross Internal Area 1486 sq ft, 138.1 m<sup>2</sup>

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Approximate Area = 138.1 sq m / 1486 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 267994

| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92+) <b>A</b>                              |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | 65  | 81        |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

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