



A CHARMING ONE BEDROOM APARTMENT LOCATED IN A LANDMARK NEW DEVELOPMENT IN THE HEART OF MARYLEBONE VILLAGE ON THE 4TH FLOOR OVERLOOKING MARYLEBONE STREET GARDENS.

***Includes secure parking space**

CHILTERN PLACE, CHILTERN STREET, MARYLEBONE, LONDON W1U

Guide Price £2,150,000 – Leasehold approximately 992 years remaining

savills

A CHARMING ONE BEDROOM APARTMENT LOCATED IN A LANDMARK NEW DEVELOPMENT IN THE HEART OF MARYLEBONE VILLAGE.

Open plan reception room/kitchen • One bedroom •
One bathroom • Fourth floor • Lift • Concierge • Gym
• Underground parking • Furniture by separate
negotiation • Service Charge approximately £11,535
per annum • Ground rent approximately £1,000 per
annum • EPC rating = B

Location

Chiltern Place is located just moments from the boutique shops and restaurants of Marylebone High Street and the West End, together with the green open spaces of Regent's Park. The luxury private residential tower is set apart from previous local development with its enviable views and situation next to Paddington Street Gardens.

The transport links are excellent from nearby Baker Street (approximately 0.2 miles) and Bond Street (approximately 0.6 miles) underground stations. Marylebone, (approximately 0.5 miles) and Paddington (approximately 1.1 miles), train stations, as well as access to the West and Heathrow via the A40.

Description

A fabulous one bedroom apartment located on the fourth floor of a newly developed building in the heart of Marylebone. The apartment is beautifully presented, both the bedroom and reception room have double doors that open onto private balconies with views over Paddington Square gardens.

All residences benefit from 24 hour security, CCTV plus a full concierge service with valet parking to the secure underground car park. Additional features include state of the art fully equipped gym and a dedicated residents club lounge plus meeting room.

Please note: photos were taken over 6 months ago.



Energy Performance

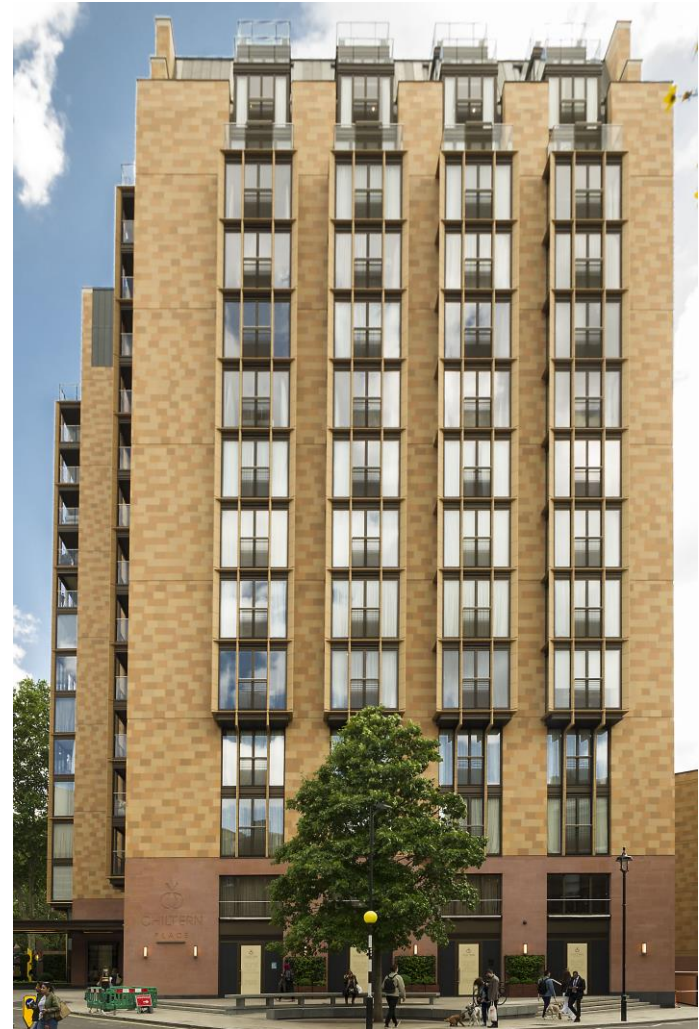
A copy of the full Energy Performance Certificate is available on request.

Viewing

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



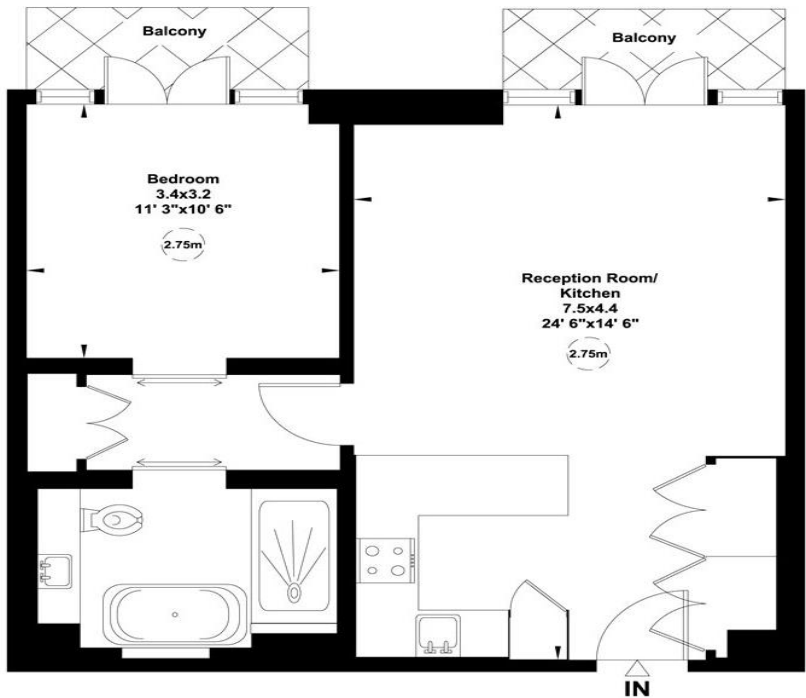
Picture taken from the lounge balcony



Chiltern Street, W1

Gross internal area (approx.)
57 Sq m (613 Sq ft)
For identification only, Not to Scale

capital 020 8671 7722



Fourth Floor

Marylebone & Fitzrovia

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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).

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Energy Efficiency Rating	
	CurrentPotential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	8686
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	