



This elegant two bedroom apartment is situated on the raised ground floor of a superb Grade II listed building.

**Mansfield Street, Marylebone, London, W1G**

Guide price £1,200,000 Leasehold (approximately 40 years remaining)



Principal bedroom • Bathroom • Study • Separate kitchen • Reception room • Porter • Council Tax=G • EPC Rating= C • Service charge approximately £6,366.36 pa • Ground rent approximately £500 pa

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#### About this property

In one of the most sought after and imposing buildings in Marylebone, set back from the street by surrounding gates, this elegant two bedroom apartment is situated on the raised ground floor of this superb Grade II listed building. The spacious apartment has retained its wonderful original features, high ceilings and original fireplace, and comprises of a grand double-aspect reception room, modern kitchen and bathroom, principal bedroom and a further second bedroom. The building is hugely desirable and benefits from security and 24 hour portage.

The flat benefits further from a 55 square foot service area behind the kitchen which is demised to the property and can be incorporated subject to relevant approvals which would nearly double the size of the kitchen.

#### Local Information

Mansfield Street is superbly situated for the world class amenities of Marylebone, Fitzrovia and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Oxford Circus (approximately 0.4 miles), Bond Street (approximately 0.4 miles), Regent's Park (approximately 0.5 miles) and Baker Street (approximately 1.1 miles) underground stations. Euston (approximately 0.8 miles) and King's Cross St Pancras (approximately 1.5 miles) train stations, as well as access to the West and Heathrow via the A40.

#### Tenure

Leasehold (approximately 40 years remaining)

The building was recently enfranchised and share of freehold would be available subject to separate negotiation.

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

Telephone: +44 (0) 20 3527 0400.

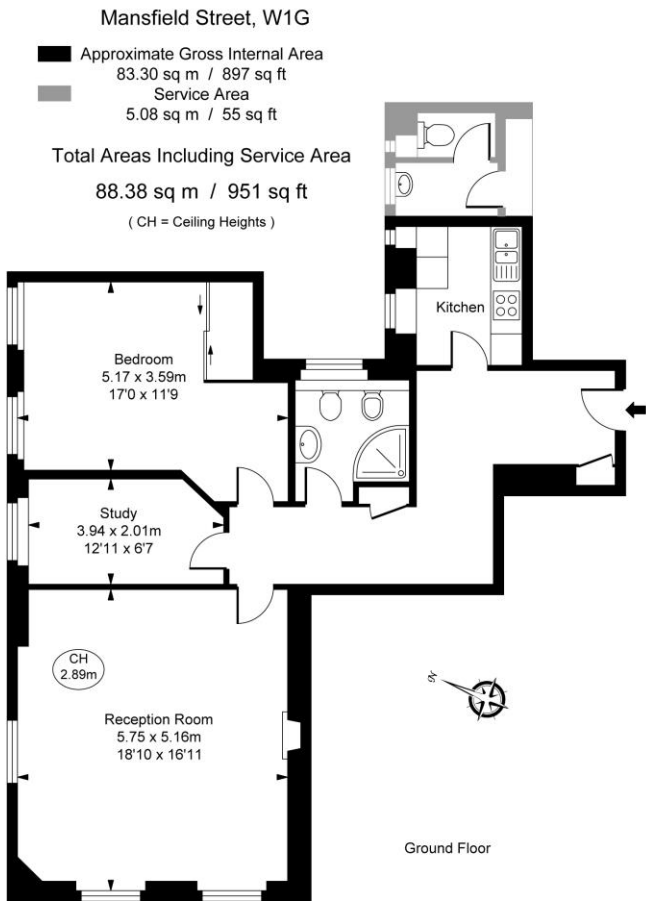







Mansfield Street, Marylebone, London, W1G  
Gross Internal Area 870 sq ft, 80.87m<sup>2</sup>

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This plan is not to scale. It is for guidance and not for valuation purposes.  
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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(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 	

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