



An unmodernised three bedroom apartment set within a purpose built block

Manor House, Marylebone Road, London, NW1

£1,175,000 Leasehold

savills

Well-proportioned apartment • Third floor • 989 Year unexpired lease remaining
• 24 hour porter • Excellent location

Local Information

Manor House is a highly sought after gated building with 24hr security portage and is located 0.7 miles away from Marylebone High Street and 0.8 miles away from the illustrious open green spaces of Regents Park. The nearest stations are Marylebone Railway Station & Underground and Edgware Road Underground, (Both Bakerloo Lines Zone 1) approximately 0.2 miles away from the property; both provides excellent transport links across London and the country.

About this property

An opportunity to acquire an unmodernised lateral apartment set on the third floor of a beautiful Grade II Listed purpose built block in Marylebone. The property comprises of a reception/dining room, three large bedrooms, a separate kitchen, a family bathroom and a guest cloakroom. The flat further benefits from the buildings 24 hour porter service, lift, and a 989 year unexpired lease.

Tenure

Leasehold

Local Authority

Westminster

Energy Performance

EPC Rating = F

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regents Park Office.

Telephone: +44 (0) 20 3043 3600.

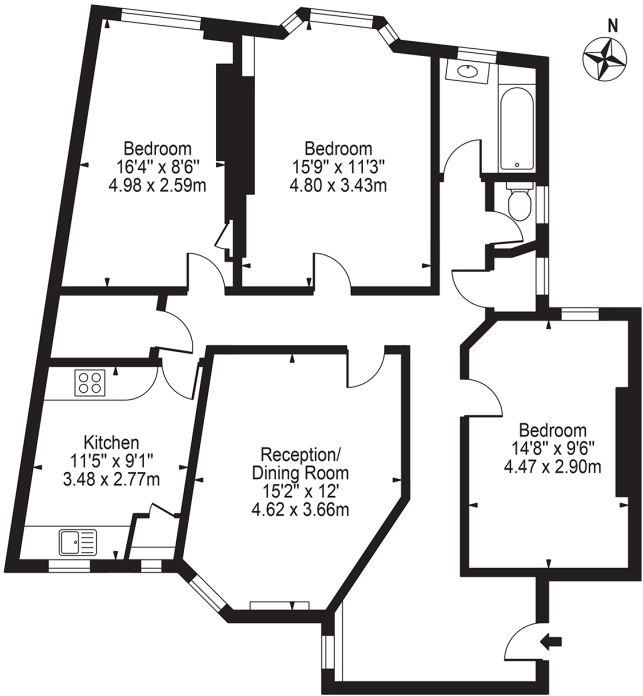




Manor House, Marylebone Road, London, NW1
Gross Internal Area 1070 sq ft, 99.4 m²

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Manor House
Approx. Gross Internal Area 1070 Sq Ft - 99.41 Sq M



Third Floor
Half Landing

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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