

MANSFIELD STREET, MARYLEBONE LONDON W1

£2,150,000



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

A stunning two-bedroom apartment nestled within a luxurious mansion building, perfectly located in the lively heart of Marylebone.

Boasting charming period features alongside a modern touch, this residence offers a spacious living room, two bedrooms, a well-appointed bathroom, a kitchen, and ample storage solutions. Spanning approximately 900 sq ft, this apartment also has the potential for extension, offering the option to enlarge the kitchen area. Located within a prestigious mansion block, residents enjoy the convenience of porter services and luxurious surroundings.

### Living in Marylebone

Period architecture and attractive green spaces, Marylebone Village offers a variety of shopping, eating and lifestyle experiences.

Among the cultural and lifestyle activities available to residents are art exhibitions, exercise classes, masterclasses, collaborations, and promotions hosted by local shops and restaurants, most of which are also part of Howard de Walden's major community events: The Marylebone Food Festival, the Marylebone Design District, the Marylebone Summer Festival, and the Marylebone Christmas Lights.

83 square metres

Raised ground floor

Share of freehold

lease 995 years

Service charge £7,500 pa



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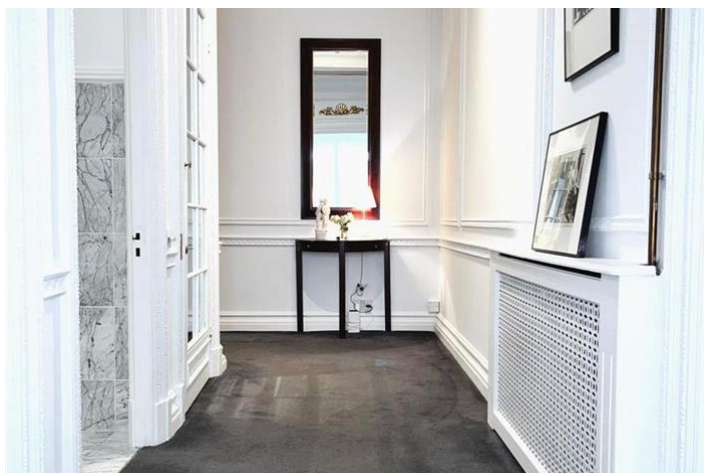
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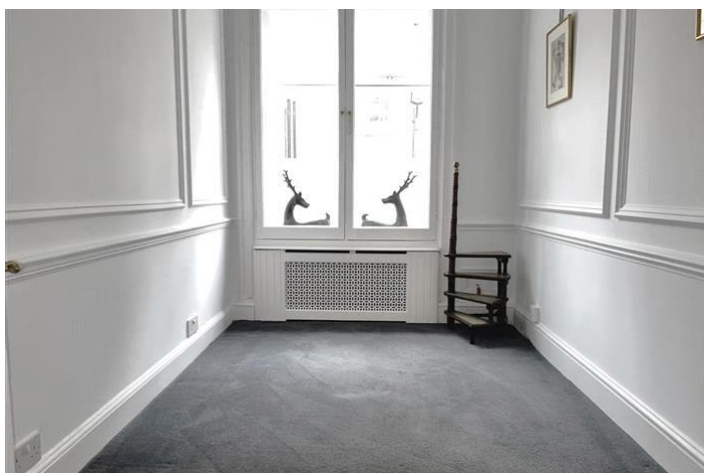
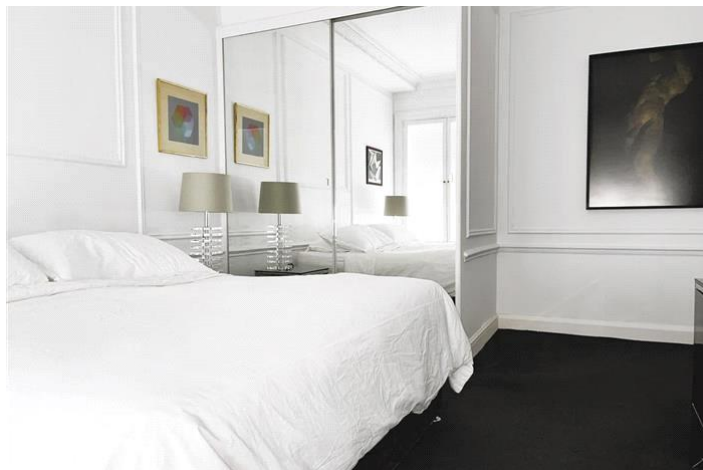




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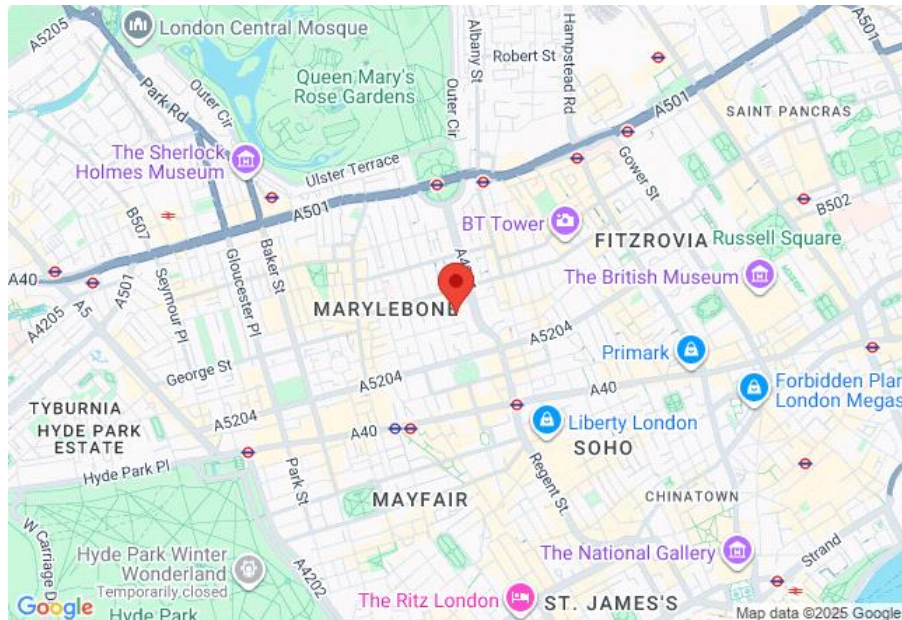
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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