

ROKSTONE



George Street Marylebone W1U

A bright and spacious third and fourth floor maisonette within a modern purpose built block the in heart of Marylebone village. This newly refurbished 4 bedroom split level apartment measuring 1539 sqft offers spacious living accommodation and an abundance of natural light. Further benefits include Lutron lighting, underfloor heating, oak flooring and a passenger lift to the 2nd floor. The 3rd floor boasts a large open plan reception/kitchen ideal for modern and practical living. Also on this level is one of the bedrooms and a shower room. The floor above comprises a spacious master bedroom suite and two further double bedrooms and a shared bathroom. The property is superbly located at the eastern end of George Street between Baker Street and the fashionable Marylebone High Street and the West End with their world class amenities together with the greenery of both Regent's Park and Hyde Park. The transport links are excellent from nearby Baker Street and Bond Street Street underground stations, Marylebone, Euston and King's Cross train stations, and access to the West and Heathrow via the A40.

Price £2,475,000



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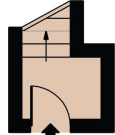
ROKSTONE

George Street

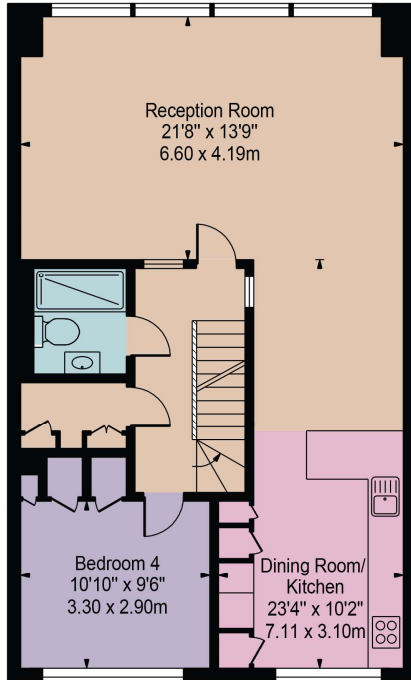
Approx. Gross Internal Area 1542 Sq Ft - 143.25 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1529 Sq Ft - 142.05 Sq M
(Excluding Restricted Height Area)

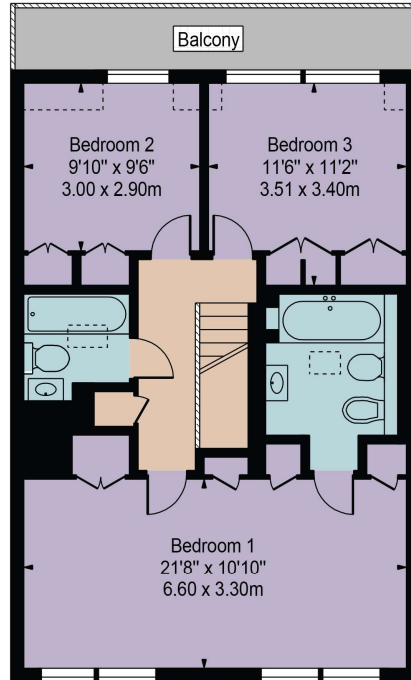
Approx. Gross External Area Of Balcony 80 Sq Ft - 7.43 Sq M



Second Floor Entrance



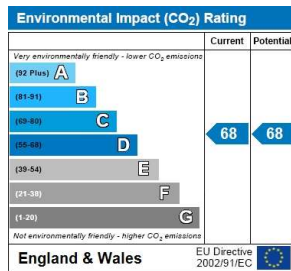
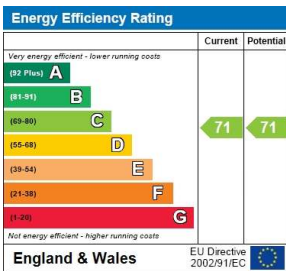
Third Floor



Fourth Floor

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.



Terms

Local Authority: Westminster City Council

Tenure: Leasehold 117 Years

Service Charge: £5,469PA