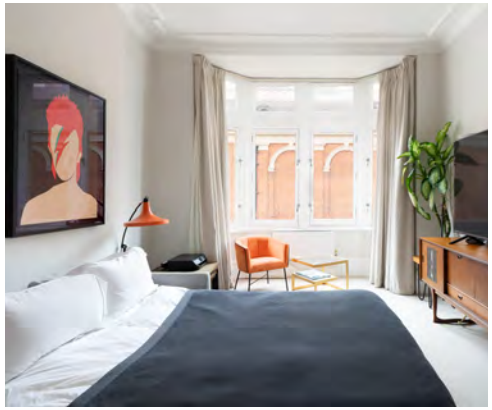
Spanish Place, Marylebone, W1

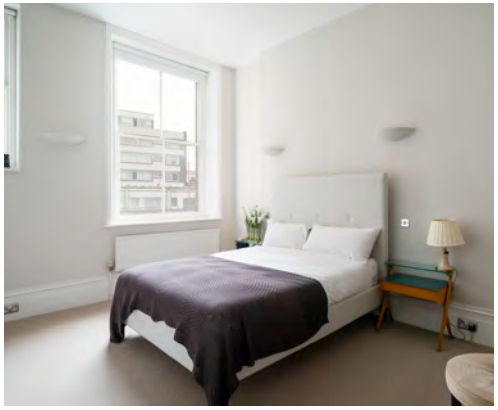
The Apartment

A distinctive, bright and airy four-bedroom apartment full of character, set within an attractive period building. Situated on the second floor, the property provides generous and thoughtfully arranged accommodation, including a bright reception room opening into a well-proportioned open-plan kitchen dining room. Having been used as a home, the interiors are neutrally styled, featuring white walls and wooden flooring throughout the main living areas.

Ideally positioned in the heart of Marylebone Village, the apartment is directly opposite the Wallace Collection and moments from the renowned boutiques, shops and restaurants of Chiltern Street and Marylebone High Street. Bond Street Underground Station is only a short walk away, while both Hyde Park and Regent's Park are also easily accessible.

OOH
LA
LA





Spanish Place

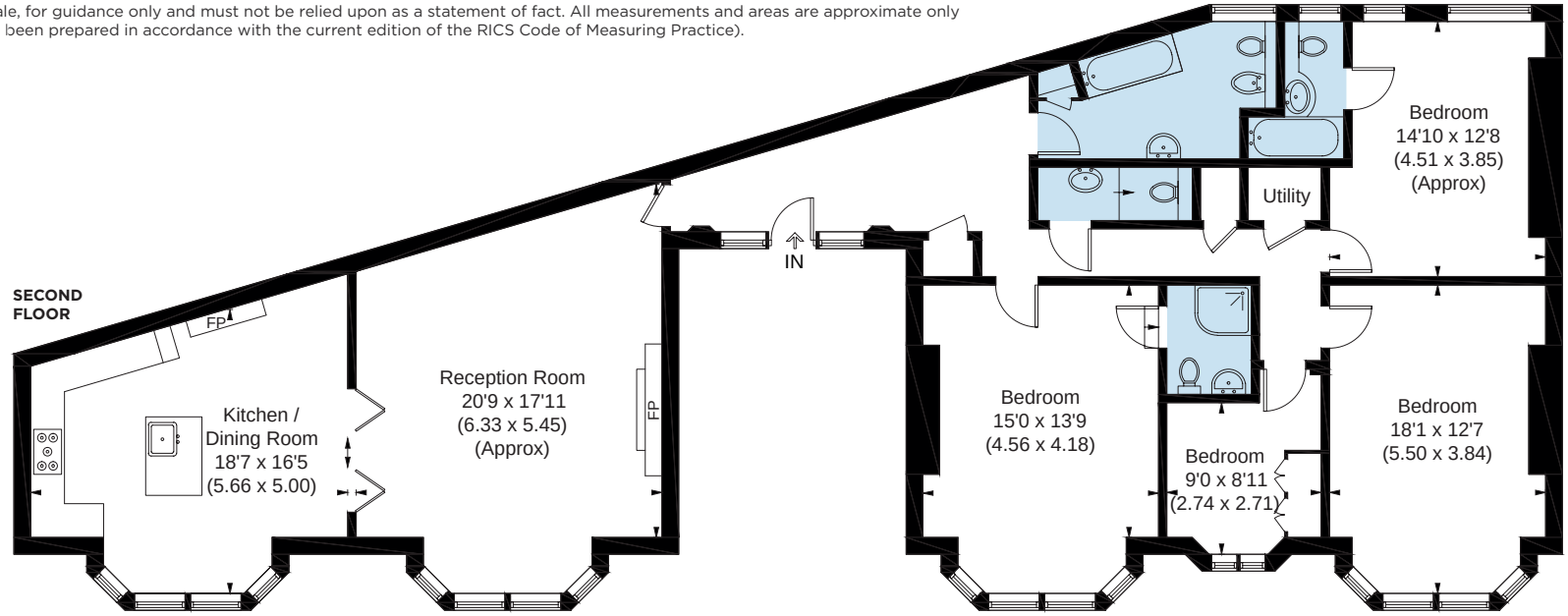
Located within an imposing red brick mansion building, this modern and contemporary 4 bedroom flat offers fantastic living space in a sought-after location close to a wealth of local amenities including Marylebone High Street and St Christopher's Place.

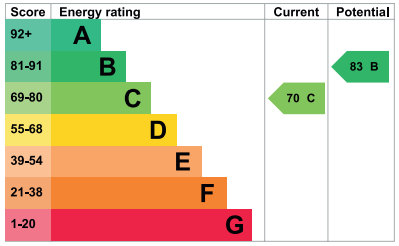
Residents are also able to make use of the nearby beautiful Manchester Square Gardens, by separate application and for an annual fee.

Spanish Place, Marylebone, W1U

Approximate Gross Internal Area: 169.9 sq m / 1,829 sq ft

Floorplans:
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).





ACCOMMODATION

- Reception Room
- Kitchen Dining Room
- Principal Bedroom With En Suite Shower Room
- Second Double Bedroom With En Suite Bathroom
- Further Double Bedroom
- Fourth Bedroom
- Family Bathroom
- Guest Cloakroom
- Utility Area
- Access to Manchester Square Gardens *(by separate negotiation and with associated fee)*

Asking Price: **£2,850,000**

Service Charge: **£2,990 per quarter**

Lease: **Approx. 980 years remaining, plus Share of Freehold**

CLIFTON PROPERTY PARTNERS

020 7409 5087
info@cliftonpp.com

IMPORTANT NOTICE: Clifton Property Partners, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Clifton Property Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

CLIFTON

PROPERTY PARTNERS

020 7409 5087
info@cliftonpp.com