



PICTON PLACE, LONDON, W1U
£850,000 LEASEHOLD

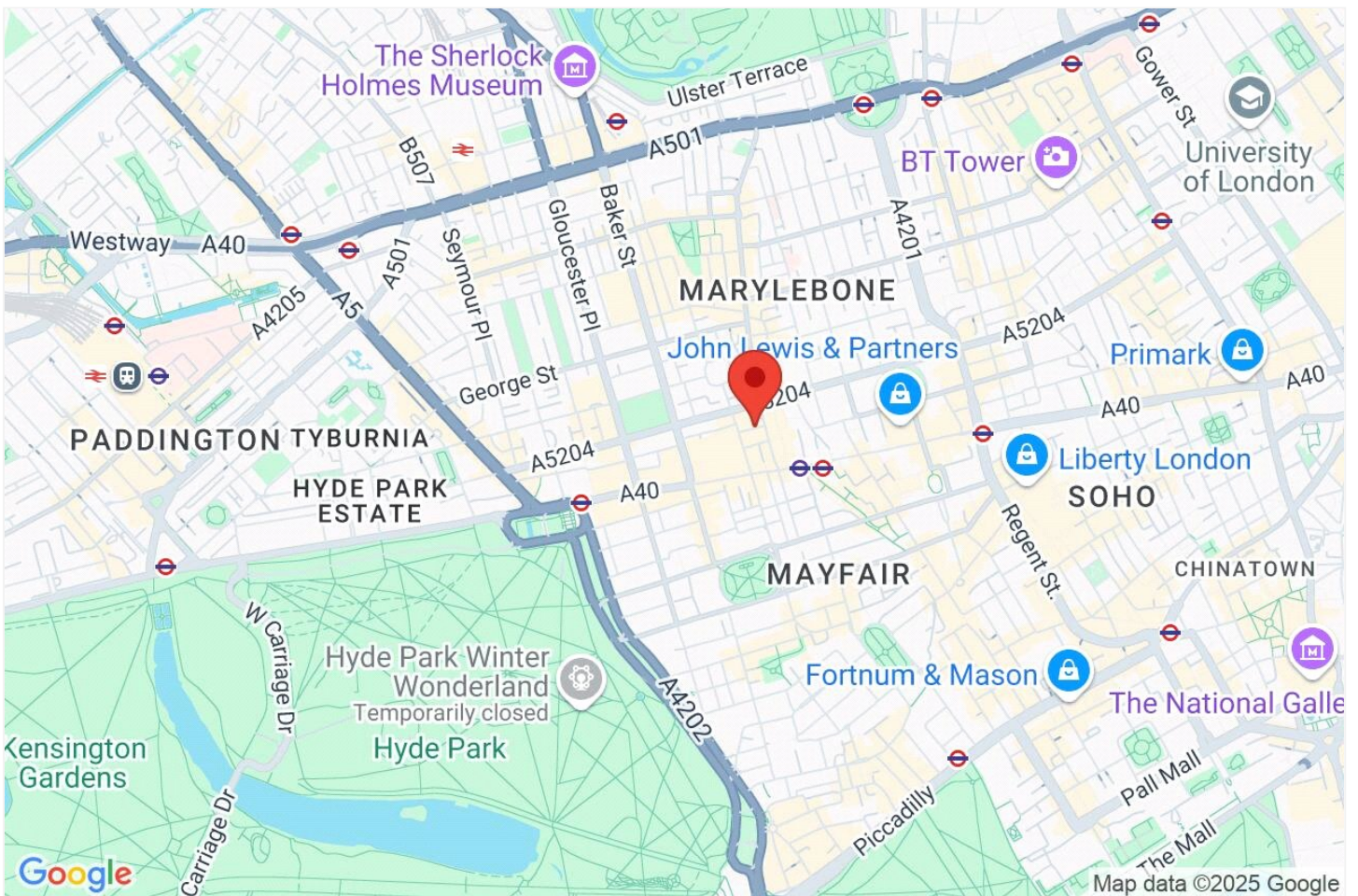
STYLISH TOP-FLOOR APARTMENT IN THE HEART OF MARYLEBONE

DESCRIPTION:

A beautifully refurbished two-bedroom apartment set on the top (fourth) floor of an elegant period building in Marylebone. The accommodation includes a bright reception room, a separate fitted kitchen, a double bedroom with dual aspect windows, a second double bedroom, and a contemporary bathroom. Perfectly positioned just behind Selfridges, the property is moments from the boutiques and eateries of St Christopher's Place, with Marylebone Village, Oxford Street, and Bond Street all within easy reach.

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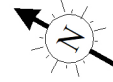




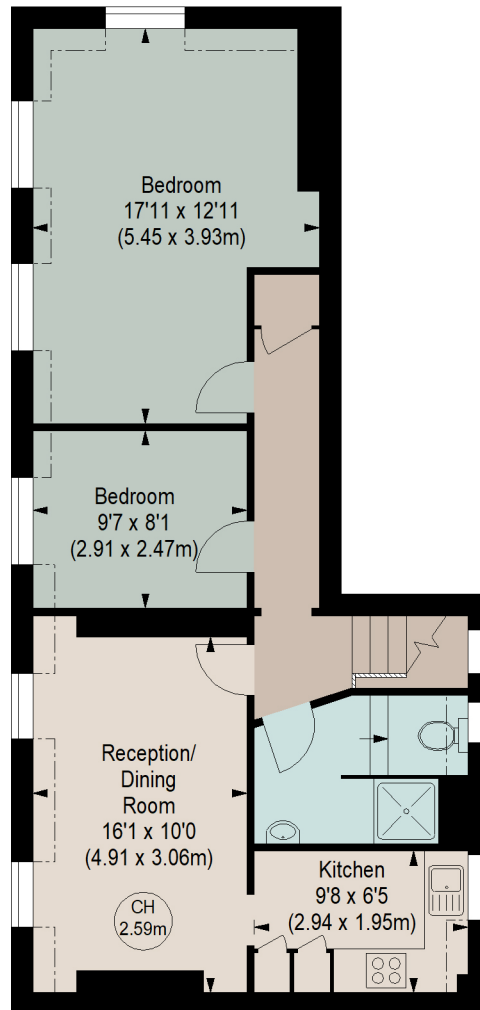
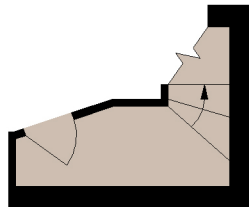
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Approximate gross internal area

712 sq ft / 66.18 sq m



Key :
CH - Ceiling Height



THIRD FLOOR
ENTRANCE

(3.66 m²)

FOURTH FLOOR

(62.52 m²)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 137 year and 10 months

Service Charge: £7,105.26 per annum (billed quarterly)

Ground Rent: £450.00 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.