



GREAT MARLBOROUGH STREET, W1F
£2,600,000 LEASEHOLD APPROX. 989 YEARS REMAINING PLUS 25% SHARE OF FREEHOLD

Winkworth



GREAT MARLBOROUGH STREET, W1F

A stunning third-floor, two to three bedroom, two-bathroom apartment located in an elegant private building on one of Soho's premium locations measuring approx. 1,528 sq ft.

This apartment has direct lift access, a personalised entrance, and a security system. The flat has been designed and refurbished to an exceptionally high standard.

Consisting of an impressive open-plan kitchen dining living space, an extraordinary master suite with a stunning en suite, a separate WC, and built-in wardrobes. The second bedroom offers a terrace and its own guest bathroom. The property also benefits from a separate study, situated off the kitchen living room with sleek sliding discreet separation doors.

The property has air conditioning, excellent soundproofing, and the option of surround sound speakers throughout the apartment.

The Prime Bloomsbury location gives excellent access to UCL, SOAS, UCH, King's, LSE and The British Museum as well as the City and The West End.



The nearest transport links are via Oxford Circus and Tottenham Court Road.

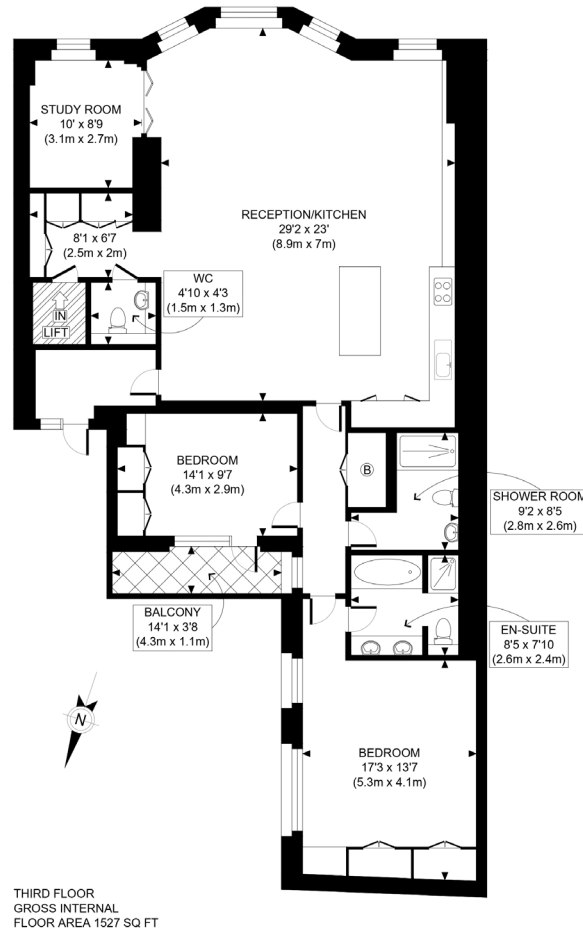
Leasehold: Approx. 989 years remaining plus 25 % share of freehold

Service: £10,000 per annum

Ground Rent: Peppercorn

Council Tax: Band H





APPROX. GROSS INTERNAL FLOOR AREA: 1527 SQ FT/ 142 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS COUK
THE STOP SHOP FOR PROPERTY MEASUREMENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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