

## Marylebone Lane, W1U


**£9,027,000** Leasehold



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Luxury three-bedroom penthouse in one of London's prime locations



6th Floor

Living/Reception/Meeting	23.0m x 32.0m
Main office	3.7m x 3.1m
Main office	3.4m x 3.7m
Bedroom 1	3.0m x 2.0m
Bedroom 2	4.3m x 2.0m
Bedroom 3	3.0m x 3.0m
Bedroom 4	3.3m x 3.0m
Guest bathroom	1.3m x 2.3m
<b>Total*</b>	172.0m <sup>2</sup>
<b>Terrace*</b>	60m <sup>2</sup>

\* All dimensions are approximate and subject to measurement.



All viewings by appointment through our **MARYLEBONE office:**

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.



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