

ROKSTONE



Fitzhardinge Street, Marylebone W1H

Designed by Studio Peregalli, this very rare lateral first floor, 3 bedroom apartment spans two Georgian buildings on one of Marylebone's most prestigious streets. Wonderfully proportioned throughout with large rooms and high ceilings throughout. A rare opportunity to capture grandeur and elegance. One is welcomed in a large entrance hallway which leads through to all rooms. To the right there is a spacious 27ft reception room with 3 large sash windows and ornate decorative plaster ceiling, ideal for entertaining. This leads onto a formal dining room complete with fireplace. The Kitchen is fitted with Gaggenau appliances and is modern and very well equipped with marble island and work top. The master bedroom suite is incredibly spacious and has two wonderful sash windows inviting much natural light, a large walk in dressing room and an en-suite with stunning marble tiles, his and hers hand basins, and a large feature shower and wc. The further two bedrooms both have wardrobes and en-suites which boast impressive marble finishes and high end fittings. The location allows easy access to International Airports by road or rail, and easy commutes to the main shopping, entertainment and business districts, including the West End and The City. Within close proximity to Marble Arch, Hyde Park, and within a short walking distance to Oxford Street, Baker Street and Marylebone High Street, with their fine selection of restaurants, boutiques and high end shopping.

Price £11,950,000



5 Dorset Street London W1U 6QJ

Tel: 020 7580 2030 | Email: enquiries@rokstone.com

<https://www.rokstone.com>

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Fitzhardinge Street

Approx. Gross Internal Area 2725 Sq Ft - 253.15 Sq M

(Excluding Vault)

Approx. Gross Internal Area Of Vault 117 Sq Ft - 10.85 Sq M

Approx. External Area Of Balconies 9 Sq Ft - 0.84 Sq M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 992

Service Charge: £19,679.05PA

Ground Rent: £0PA

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