

Upper Berkeley Street,
Marylebone



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& Parker

Land and property. Since 1885.

**An impressive duplex penthouse,
set within an Edwardian portered
block on the West side of
Marylebone on Upper Berkeley
Street.**

Located moments from Portman Square. Blending classic elegance with modern luxury, this rare residence is perfectly positioned between the sophistication of Mayfair and the vibrancy of Marylebone.

Occupying the top two floors of this grand Edwardian building, the penthouse boasts expansive, light filled interiors, featured ceilings, and timeless architectural details. The spacious reception rooms provide an ideal setting for both grand entertaining and private relaxation, while the well-appointed bedrooms serve as serene retreats with breathtaking city skyline views.

Further benefits include a large balcony off the reception room perfect for entertaining daytime porter, lift, and off-street parking.

The property benefits access to the 2.47 acres of manicured communal gardens and tennis courts at Portman Square.



Location

Hyde Park is within close proximity, while the exclusive boutiques and Michelin-starred restaurants of Mayfair and Marylebone are within easy reach. Luxury shopping destinations, including Oxford Street, New Bond Street, and Regent Street are within striking distance. The charming New Quebec Street offers boutique cafes and elegant eateries with a village-like ambience, while Marylebone High Street is renowned for its refined yet relaxed atmosphere. With easy access to the city's financial hubs and Heathrow Airport, this exceptional property presents an unrivalled opportunity to own a prestigious London residence in one of the capital's most sought-after areas.

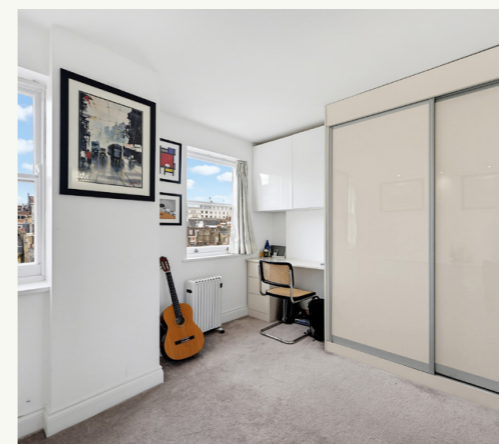
Postcode region: W1H

General

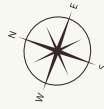
Tenure: Leasehold from and including 3 December 2013 to and including 25 September 2156
Local Authority: Westminster
Council Tax: Band H
EPC Rating: E
Service Charge: £1,900 per quarter
Sinking Fund: £500 per quarter
Ground Rent: Circa £250 per annum
Parking: Off street
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,100 sq ft (102.19 sq m)
2 bedrooms
1 reception room
2 bathrooms
Balcony
Leasehold**

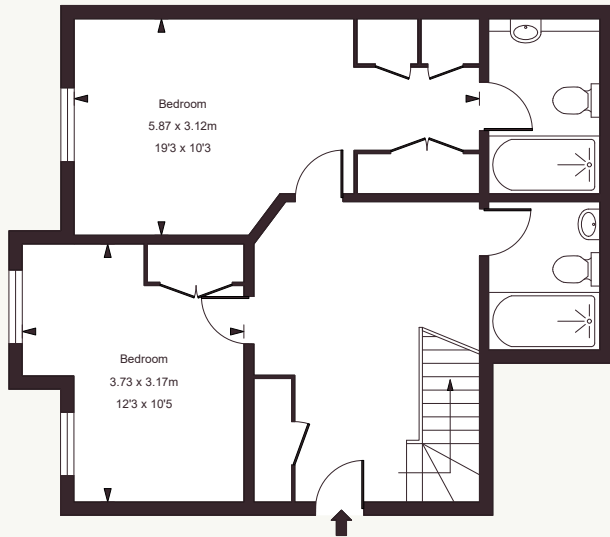
Guide price £2,000,000



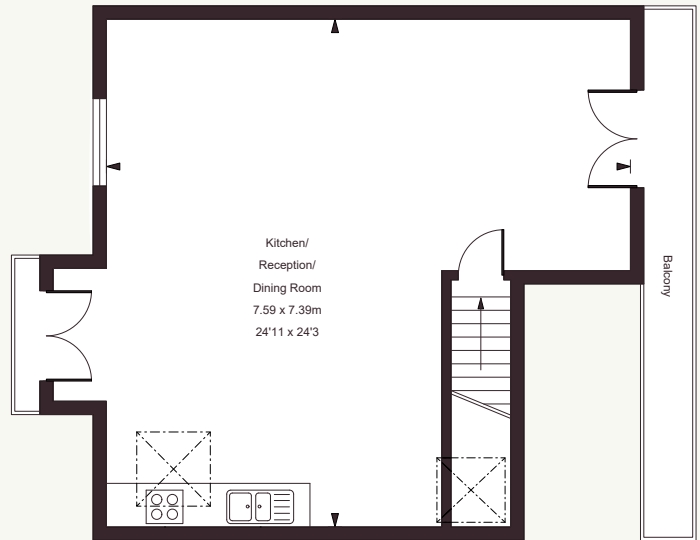
UPPER BERKELEY STREET, W1H
Gross internal area 1,100 sq ft (102.19 sq m)
For identification purposes only.



For illustrative purposes only - not to scale
The position and size of doors, windows, appliances
and other features are approximate only.



Sixth Floor



Seventh Floor

Strutt & Parker Private Client

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