

Grosvenor Court, Edgware Road, Marylebone, W2

Asking Price: £1,200,000

Benham & Reeves

Grosvenor Court, Edgware Road, Marylebone, W2

4 Bedroom (s) 2 Bathroom (s) Leasehold

Set within the sought-after Marylebone location, this spacious four bedroom apartment of approximately 1,183 square feet is positioned on the second floor of the well-regarded Grosvenor Court Mansions, offering an excellent balance of lateral living and practical layout in a prime W2 setting.

The property comprises a generous reception room, ideal for both entertaining and day-to-day living, alongside four well-proportioned bedrooms. A separate kitchen and two bathrooms provide functionality and comfort, making the apartment suitable for both families and investors. The property has been well maintained throughout, allowing for immediate occupation while also offering scope for personalisation if desired. A key advantage is that this property also includes off-street parking.

Situated on the high street, the apartment benefits from immediate access to a wide range of shops, cafés, and local amenities, while being just a short distance from Marble Arch and the renowned shopping of Oxford Street.

The open green spaces of Hyde Park are also within easy reach, providing an ideal escape from city living.

The location is exceptionally well-connected, with excellent transport links from nearby Edgware Road and Marble Arch stations, offering access across London via multiple Underground lines.

This is a fantastic opportunity to acquire a substantial apartment in a well-established mansion block, combining space, convenience, and long-term value in one of central London's most desirable areas.







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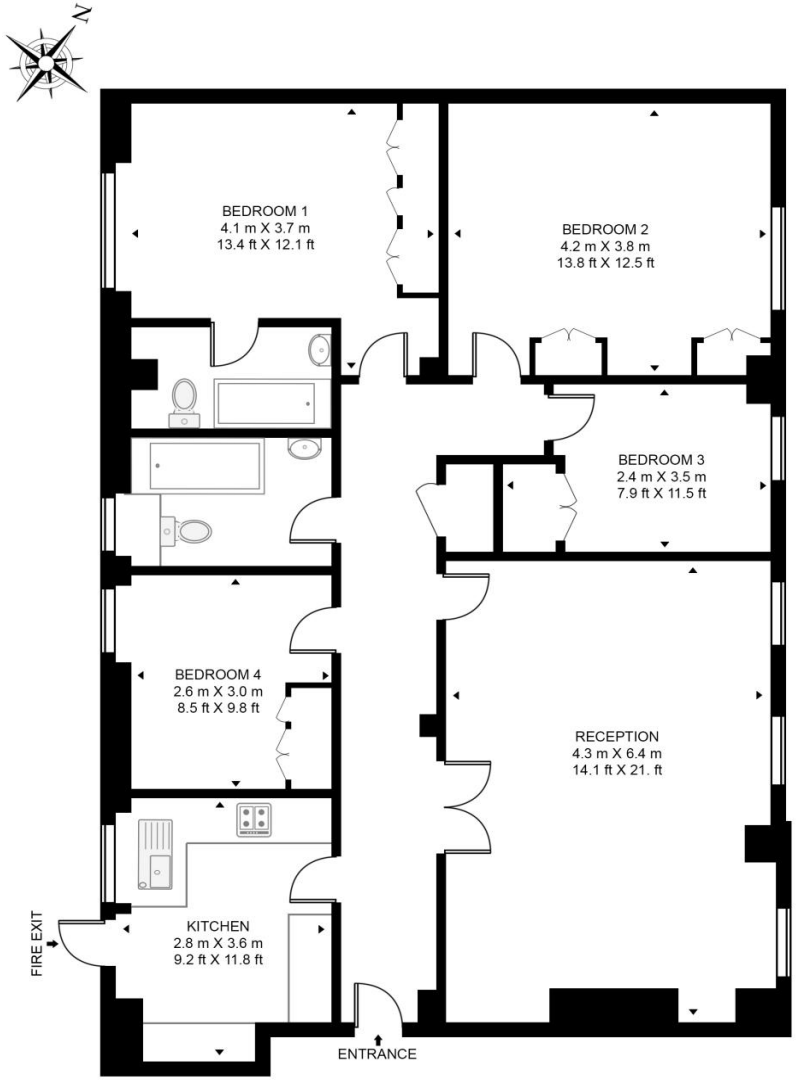
Property Features:

- Four Bedrooms
- Two Bathrooms
- Second Floor
- 1183 Square Feet (Approx.)
- Daytime Porter/Concierge
- Lift
- Off-Street Parking
- Marble Arch Station (Central Line) 0.2 miles
- Paddington Station (Circle, Hammersmith & City and Elizabeth Line) 0.5 miles

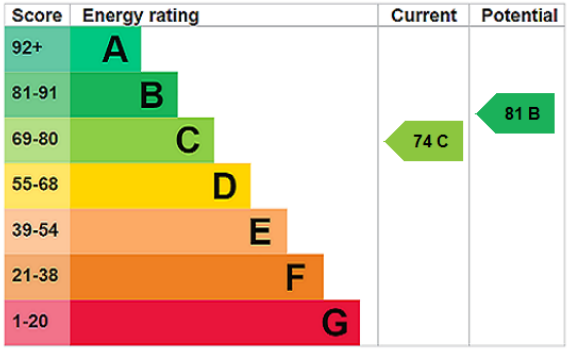
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GROSVENOR COURT MANSIONS

APPROXIMATE GROSS INTERNAL FLOOR AREA 1183 SQ.FT (109.9 SQ.M)



SECOND FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,200,000
Tenure:	Leasehold Expires 24/12/2107 Approximately 81 Years Remaining
Ground Rent:	Nil
Service Charge:	£13,000.00 (per annum) for the year 2026
Anticipated Rent:	£5,000.00 pcm Approx. 5.0% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN260066

T: 020 7402 9866
E: hydepark.sales@benhams.com
W: www.benhams.com

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