



## **RUSSELL SIMPSON**

Superlative three-bedroom flat with  
bright and lofty reception room near  
Marylebone High Street

NEW CAVENDISH STREET  
MARYLEBONE W1G

New Cavendish Street

£3,500,000

<div>BEDROOMS</div> <div>3</div>	<div>INTERNAL</div> <div>1,339 <small>SQ FT</small></div> <div>124 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>Westminster City</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>G</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>126 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£5,834 <small>P/Y</small></div>



## The Property

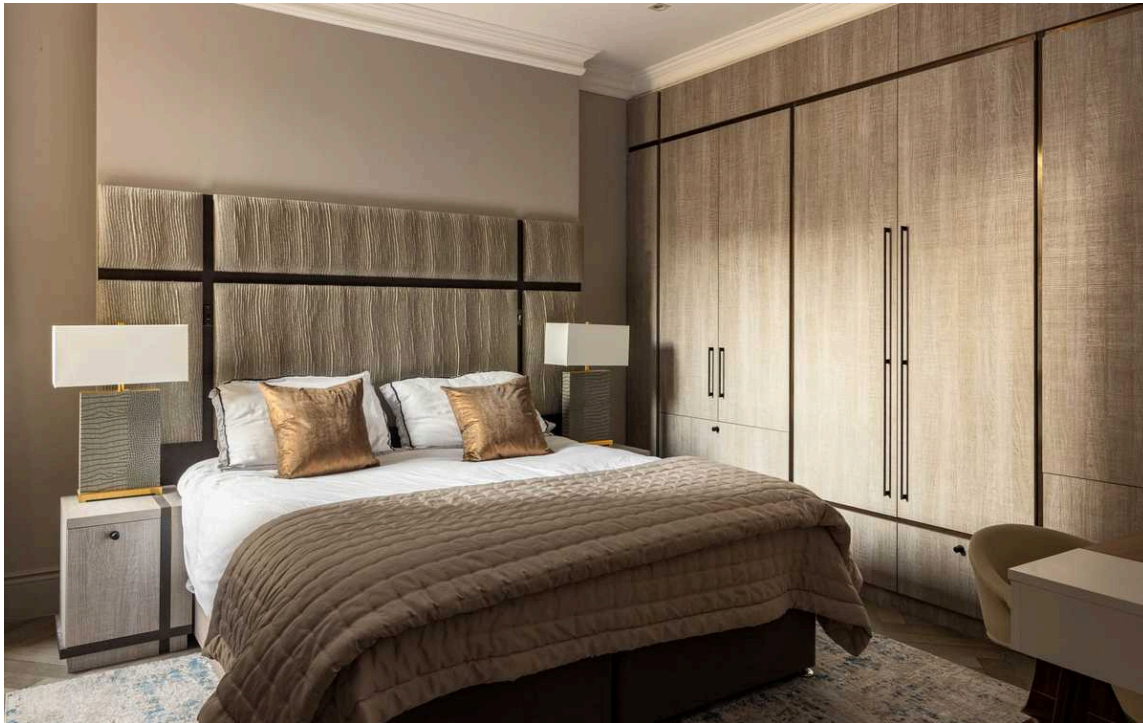
Spacious flat with contemporary interiors on a convenient street close to Regent's Park

## Indoor Spaces



Entering the flat on the first floor, the front hall leads through to an unusually large reception room with space for dining and seating areas. As well as high ceilings and wooden floors, this room includes a pair of bay windows, flooding the room with natural light. Opposite is a convenient kitchen with bespoke, fitted units.





## The Bedrooms

The flat also contains three bedrooms. The principal bedroom features an ensuite bathroom and considerable wardrobe space. The other two bedrooms also have storage space and share a second bathroom. They overlook the quiet mews of Cross Keys Close.



## The Design

The flat has elegant modern interiors, creating a sense of comfort and calm throughout. It is presented in immaculate condition.



# The Neighbourhood

The flat is part of a recently refurbished period building in the heart of Marylebone. From here, Marylebone High Street is close, with an excellent range of restaurants and shops. Baker Street and Bond Street stations are also nearby, while the open spaces of Regent's Park are a short walk away.

# New Cavendish Street, W1

**Approx. gross internal area**  
1339 Sq Ft / 124.39 Sq M

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This plan is for layout guidance only.  
Not drawn to scale unless stated. Windows  
and door openings are approximate. Whilst  
every care is taken in the preparation of this  
plan, please check all dimensions, shapes,  
and compass bearings before making any  
decisions reliant upon them.





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SIMPSON**

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## Contact Us

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