



## **RUSSELL SIMPSON**

Beautiful three-bedroom flat with  
roof terrace on a charming and  
sought-after street

MARYLEBONE LANE  
MARYLEBONE W1U

Marylebone Lane

£5,000 <sub>P/W</sub>

|                |  |                                    |                                     |
|----------------|--|------------------------------------|-------------------------------------|
| BEDROOMS<br>3  | INTERNAL<br><br>1,211 <sub>SQ FT</sub><br><br>112 <sub>SQM</sub> | OUTDOOR<br><br>78 <sub>SQ FT</sub> | FURNISHED STATUS<br><br>Furnished   |
| BATHROOMS<br>2 |  | EPC<br><br>B                       | COUNCIL TAX<br><br>Westminster City |



## The Property

Convenient flat with bright contemporary interiors close to Marylebone High Street. The flat provides high speed wireless broadband, 24 hour CCTV, high quality linen, welcome provisions on arrival and a housekeeping service. All utilities are included.

Please note prices are subject to VAT. This drops from 20% to 4% after 28 nights.



## Indoor Spaces

Entering the flat on the fourth floor, the front hall leads down to an impressive reception room. As well as a high vaulted ceiling with skylights bringing in added brightness, this room has a fitted open-plan kitchen and space for separate dining and seating areas.







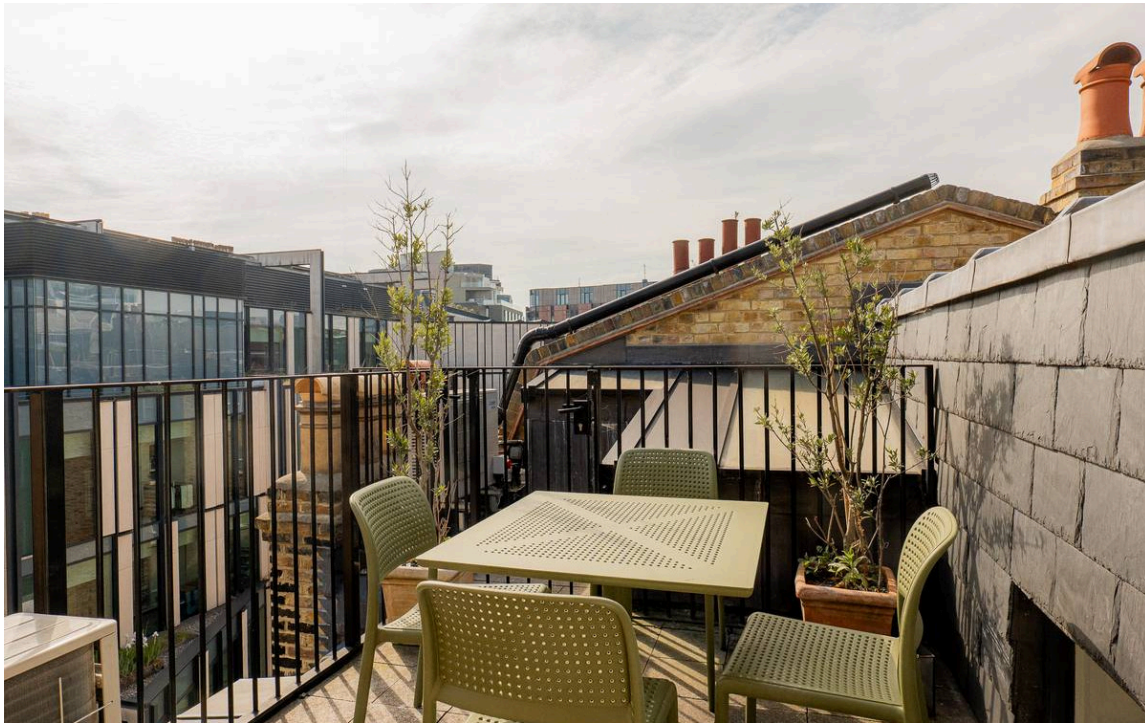
## The Bedrooms

The flat also features three bedrooms. One of the bedrooms has an ensuite bathroom, the other two bedrooms share a bathroom with a bath.

The property is decorated in a relaxed contemporary style and presented in excellent condition. Wooden floors add to the sense of brightness and space.







## Outdoor Spaces

The property includes a paved roof terrace with enough space for outdoor eating and striking views over the surrounding architecture.

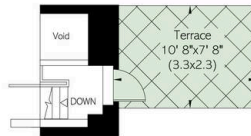
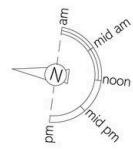




## The Neighbourhood

Marylebone Lane is a delightful, winding street lined with independent boutiques. From here, Marylebone High Street is close, with its popular 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.





## Marylebone Lane, W1

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### Approximate Internal Area

1,221 sq ft / 113 sq m

### Including limited use area

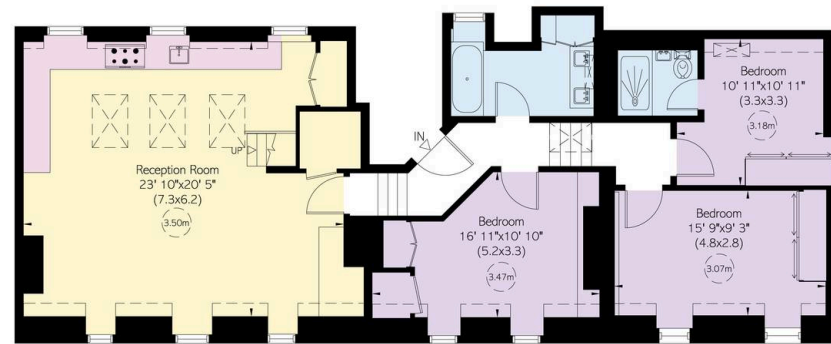
54 sq ft / 5 sq m

### Outside Area

78 sq ft / 7 sq m

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.

Reduced head height below 1.5m



Fourth Floor



**RUSSELL  
SIMPSON**

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## Contact Us

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