

RUSSELL SIMPSON

Comfortable and convenient two-
bedroom flat on a charming street in
a popular part of town

MARYLEBONE LANE
MARYLEBONE W1U

Marylebone Lane

£2,900 _{P/W}

BEDROOMS 2	INTERNAL 769 _{SQ FT} 71 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2		EPC B	COUNCIL TAX Westminster City



The Property

Attractive flat with contemporary interiors moments away from 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

Stepping into the flat on the second floor, the front hall leads into a well-proportioned reception room. As well as space for separate dining and seating areas, west-facing sash windows catch the afternoon light. Opposite is a convenient fitted kitchen.



The Bedrooms

The flat also contains a pair of bedrooms. One of them offers an ensuite bathroom and a walk-in wardrobe, while the other has a bathroom next door.

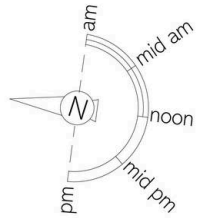
The property is decorated in a relaxed contemporary style and presented in excellent condition. Wooden floors add to the sense of brightness and character.





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.

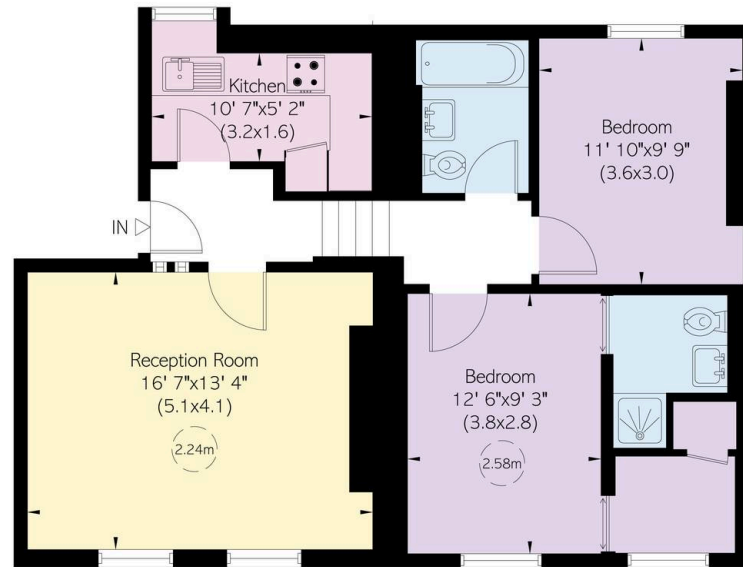


Marylebone Lane, W1

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Approximate Internal Area
769 sq ft / 71 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While 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.



Second Floor

**RUSSELL
SIMPSON**

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