

*tavistockbow*

**For Rent**



## People Make Places



**Cabbell Street, Marylebone NW1**

3 bedrooms | 1,667 sq ft

£1,285 pw



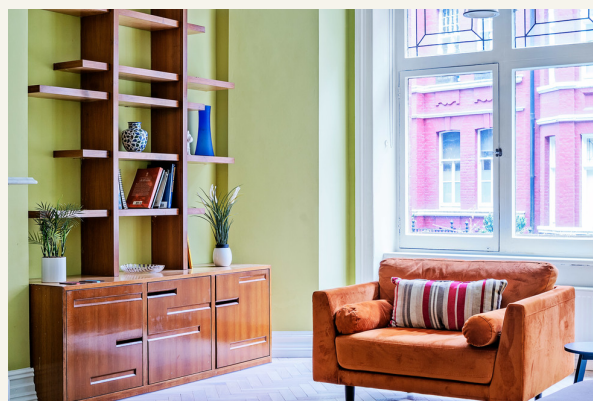




A stunning three bedroom apartment in a charming period mansion block in Marylebone. Offering plentiful living accommodation with dining room, eat-in kitchen and living room, due to HMO licensing laws, the apartment is suitable for two sharers or one household only. Available furnished immediately.

#### What you need to know

- Three bedrooms
- Two shower rooms
- Period mansion block
- Raised ground floor
- Stunning features
- Furnished
- Suitable for two sharers or one household
- Short walk to Edgware Road tube
- Dining and living room
- Available immediately



**Cabbell Street, Marylebone NW1**



## Overview

This stunning raised ground floor apartment is set within a handsome mansion block in Marylebone, boasting original features like high ceilings, bay windows and pretty fireplaces. Exceptionally spacious, there are three bedrooms, a dining room, a reception room and a separate kitchen with plenty of space to dine. Beautiful herringbone wooden floors feature in the principal rooms, the master benefits from an ensuite shower room, while a further guest shower room is accessible from the hallway. Finished to an exceptional standard, due to HMO licensing laws, this property is suited to two sharers or one household only.

The apartment is a five minute walk to Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith and City Lines) for commutes across London and quick connections to the Elizabeth Line for travel to Heathrow in one direction, the West End and as far as Essex in the other. Paddington is an approximate 10-minute walk for mainline services out of London and underground services.

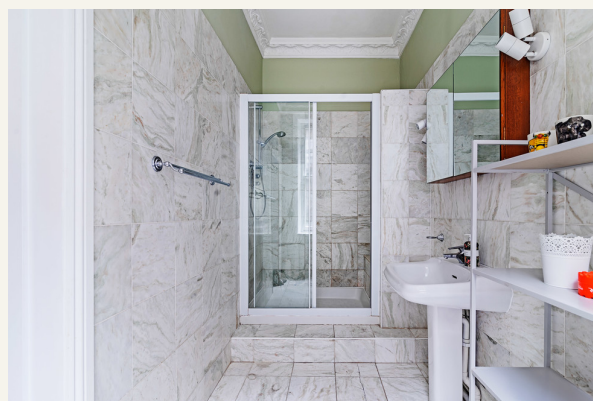


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The apartment is available immediately on a furnished basis. Subject to contract and satisfactory references, the landlord offers a one year lease with a mutual rolling six-month break clause. Westminster Council tax band: F.



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# People Make Places

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We work with both property owners and their occupiers, sharing the story of these vibrant neighbourhoods, conveying the unique soul & energy to future custodians, the people who'll keep them buzzing.

And unlike many real estate businesses we're not just about buildings, because streets & buildings don't make a neighbourhood.

We're about building relationships, because **people make places**.

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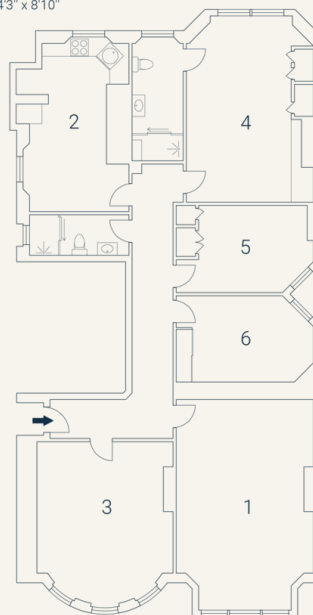
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Hyde Park Mansions, NW1

Approximate Gross Internal Area 140 sqm/ 1507 sq ft

### Raised Ground Floor

1 Living 6.58 x 4.26M 21'7" x 14'	2 Dining/ Kitchen 5.47 x 3.53M 17'11" x 11'7"	3 Dining 5.11 x 3.61M 16'9" x 11'10"	4 Bedroom 5.84 x 3.64M 19'2" x 11'11"
5 Bedroom 4.40 x 2.73M 14'5" x 8'11"	6 Bedroom 4.35 x 2.70M 14'3" x 8'10"		



Floorplan produced for Tavistock Bow. Illustration for identification purposes only and not to scale. All measurements are approximate and not to be relied upon.

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