



MARK TUNSTALL
PROPERTY

MARYLEBONE
LANE
LONDON W1





An exceptionally spacious (1,334 sq ft /124 sq m) fifth floor two-bedroom apartment on the fifth floor of a new development in the heart of central London that has been furnished to a high standard to create a stylish yet comfortable home. Floor-to-ceiling windows ensure there is excellent natural light throughout, and the reception space features a ribbon gas fireplace, wide-plank burnt oak flooring and an open-plan kitchen with Gaggenau appliances. All the rooms benefit from comfort cooling and underfloor heating and an underground parking space is available by negotiation.

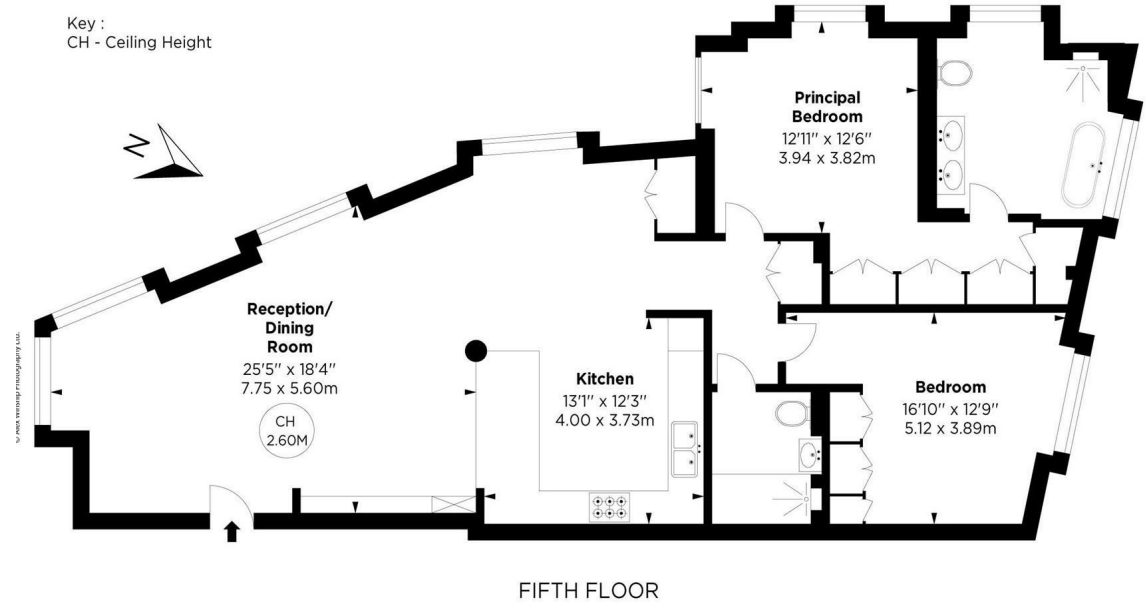
The Mansion is a contemporary interpretation of a classic London mansion block comprised of 22 residences, ideally situated on Marylebone Lane in the vibrant neighbourhood bearing the same name. Bond Street in Mayfair, home to the biggest names in global fashion, is just a block away, whilst a few minutes west is the open space of Hyde Park. A short walk north is Marylebone Village, home to a diverse selection of shops, restaurants, hotels and cultural institutions with a character, individuality and balance rarely found in any city.

With a dramatic travertine-lined lobby featuring a double-height window framing a private garden behind, the building has 24-hour concierge, a residents' lounge as well as a wellness area with 25-metre pool, fitness studio, steam room and sauna.

Furnished
Viewing strictly by appointment with Mark Tunstall Property

APPROX. GROSS INTERNAL AREA *
1334 Sq Ft - 124.00 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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