



## CABELL STREET LONDON, NW1

£1,350,000  
LEASEHOLD

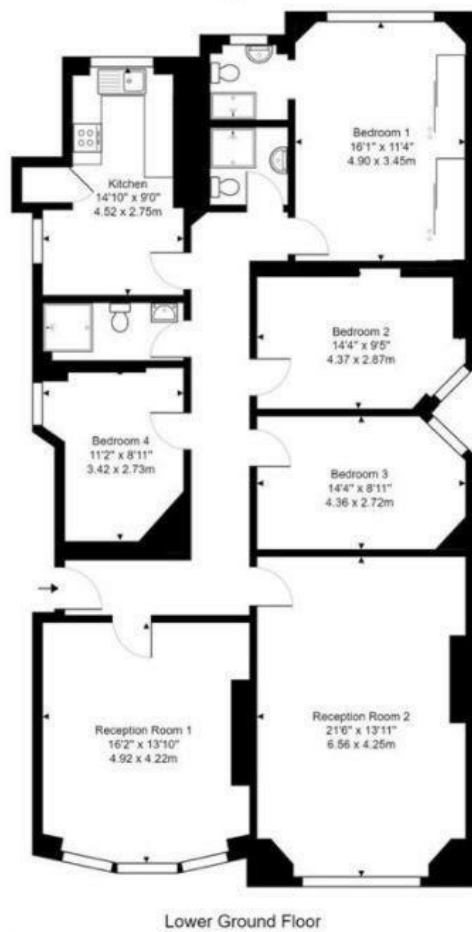
New to the market a recently refurbished four bedroom apartment located within Hyde Park Mansions, an exclusive red brick mansion block off Old Marylebone Road. Featuring two spacious reception rooms, ample natural light, master bedroom with en suite as well as three other bedrooms and two family bathrooms.

Benefiting from underfloor heating in the bathrooms, mood lighting and an integrated sound system throughout the rest of the apartment.

Situated minutes from Edgware Road Underground Station for easy transport links in and around Central London.

Recently extended lease and no onward chain.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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