



MARYLEBONE

LONDON, NW8

£600,000
LEASEHOLD

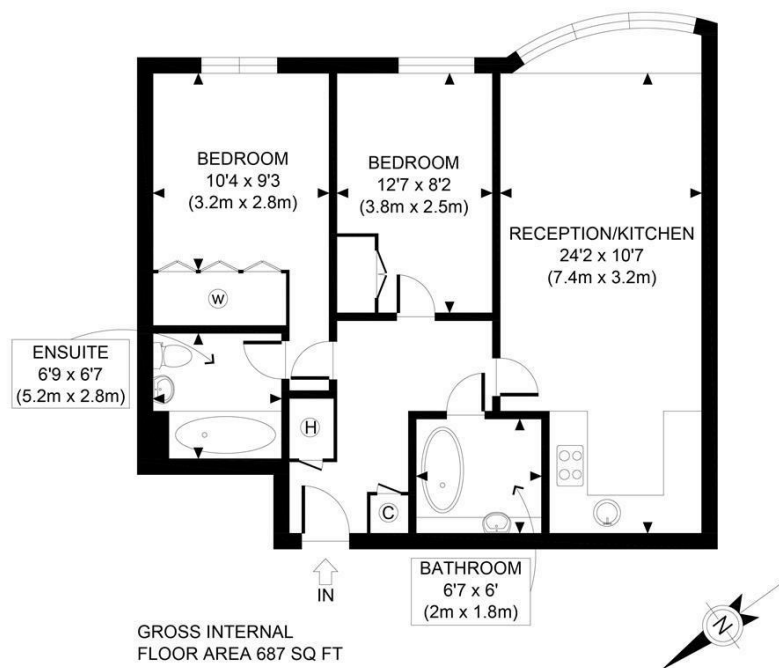
Spacious and Stylish 2-Bed, 2-Bath Flat in Prime Location

This well-presented 2-bedroom, 2-bathroom flat offers modern living- ideal for professionals, couples, or small families. The spacious living area creates a welcoming atmosphere, complemented by a contemporary fitted kitchen with integrated appliances and ample storage.

Both bedrooms are generously sized doubles and additionally two modern bathrooms.

Located in a popular and well-connected area, the flat benefits from excellent transport links, nearby shops, cafes, and green spaces.

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APPROX. GROSS INTERNAL FLOOR AREA 687 SQ FT / 64 SQM		Belvedere Heights	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	15/05/25
		photoplan	



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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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