



LDG

LUXBOROUGH STREET

Marylebone

£1,100,000 STC



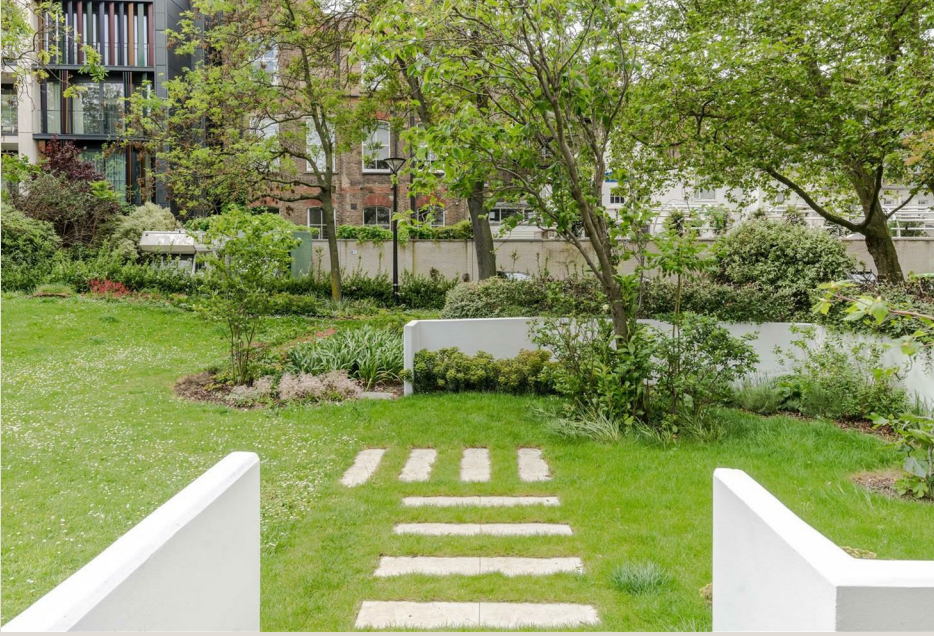
Luxborough Street













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	63	63
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ADDRESS

Luxborough Street, London

## POSTCODE

W1U 5BL

## THE SPACE

Discover unparalleled panoramic views from this remarkable duplex apartment, perched upon the 18th and 19th floors of a sleek modernist building, just moments away from the vibrant Marylebone High Street.

Meticulously redesigned and renovated, this turnkey residence boasts chic and contemporary living spaces. A seamless transition between indoors and outdoors is facilitated by a sweeping wall of sliding glass, leading from the open-plan reception room to a generously sized private terrace.

Accommodation includes two double bedrooms, a superbly appointed kitchen, a modern bathroom, and a convenient guest WC.

Nestled within the gated Luxborough Tower development, residents enjoy the added benefit of recently landscaped gardens, as well as the endless lifestyle options that this neighbourhood is famed for.

## ACCOMMODATION

### & FEATURES

- Outrageous Views
- Large Private Terrace
- Seamless Design
- Fully Sliding Terrace Doors
- Two Bedrooms
- Smart Bathroom
- Seperate Guest Cloakroom
- Philips Hue Lighting
- Local Authority Freeholder

## ON YOUR DOORSTEP

Chiltern Firehouse

Carlotta

31 Below

Hagen Espresso Bar

The Regents Park

Lita

Chotto Matte

Jikoni

## PRICE

£1,100,000, subject to contract

## TENURE

The vendor is in the process of extending the lease to 173 years.

## SERVICE CHARGE

£5,013.13

## GROUND RENT

Peppercorn

## COUNCIL TAX

Westminster Band E

## RESIDENTS PARKING

Via application

## COMMUTE

Baker Street Station 300m

**Luxborough Street**

# Luxborough Tower

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



Floor Plan

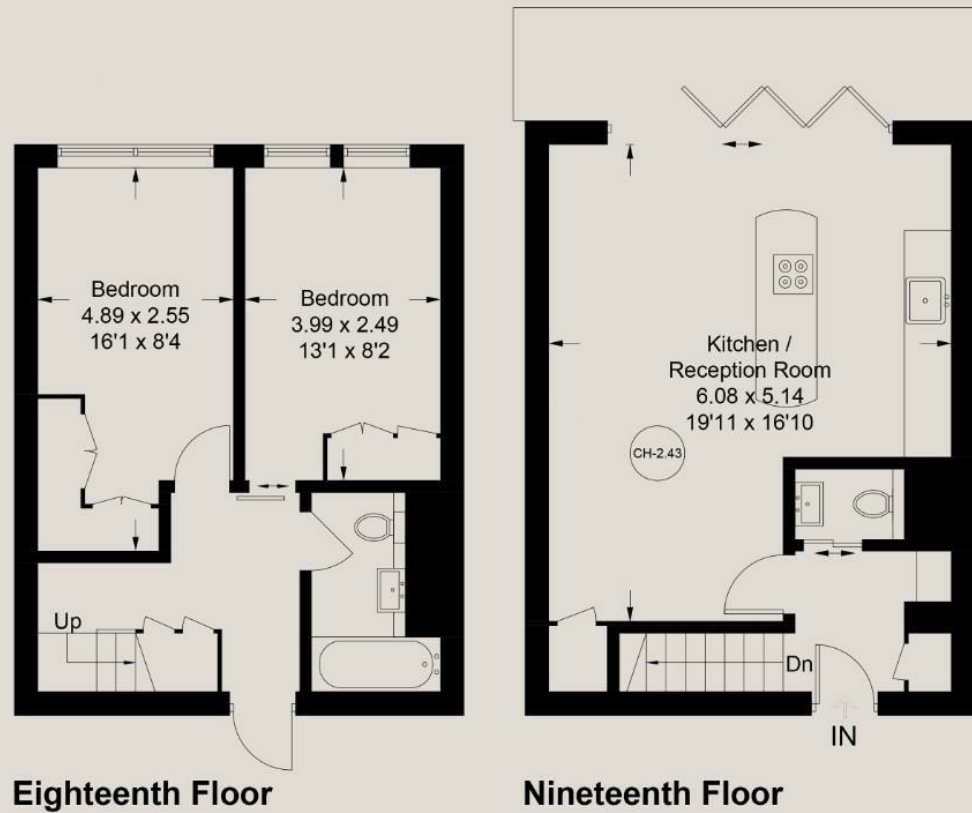


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082291)

Ready to talk?



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