# **Dexters**



## **Nottingham Place, W1U** £1,495,000

The Coach House is a highly desirable maisonette located behind wrought iron gates and a private front door in Marylebone Village. With a share of freehold the south facing home has two en suite bedrooms and a bright open living space.

Located off Marylebone High Street and moments from Regents Park. The transport links of Baker Street and Bond Street are located nearby.

#### Features

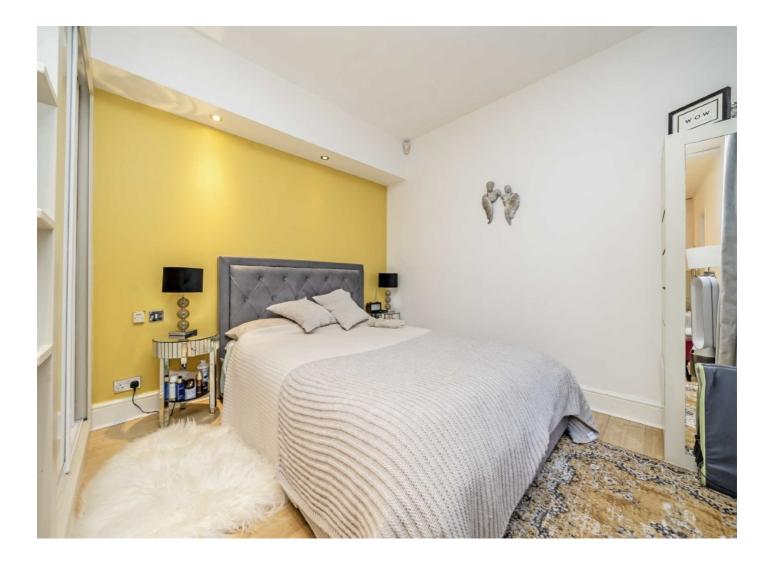
Share of Freehold Service Charge £5000.00 Two Bedrooms Two Bathrooms Private Entrance Outside Space Council Tax Band F



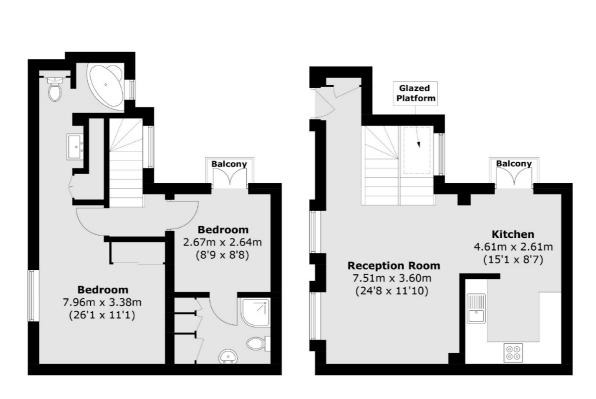
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Facing Nottingham Street and arranged over the ground and lower ground floors. An entrance lobby leads to the bright reception room with a light wood floor and two windows overlooking the street. The room has a glazed mezzanine space above the stairs as an ideal nook for a desk/working from home. There is a dining area with a Juliet balcony overlooking a courtyard and there is a fitted kitchen with Italian marble counter tops from Fired Earth. The lower level has a main bedroom with en suite bathroom and dressing area. The second bedroom also has an en suite shower room and fitted storage as well as direct access to a well-maintained semi-private courtyard garden.

Located within the Parish of St Marylebone where residents qualify for subscription access to Park Square Gardens.



### Nottingham Place, London, W1U



**Lower Ground Floor** 

#### **Ground Floor**

Total area (approx.): 74.5 sq. m (801.9 sq. ft) Balcony area (approx.): 1.6 sq. m (17.2 sq. ft)



Marylebone 53-55 Weymouth Street London W1G 8NJ Sales 020 7224 5544 Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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