



## Marylebone Road, NW1

### £1,275,000

Located in Manor House, a Grade II listed Edwardian apartment block with wood panelled entrance hallways. The fifth floor apartment has a bright corner aspect, three balconies and is offered in excellent condition.

Located a short walk from Marylebone High Street and cab ride from Paddington Station. The recreation areas of Paddington Basin and Regents Park are moments away.

### Features

- Grade II Listed
- Edwardian Building
- Porter & Lift
- 999 year Lease
- Fifth Floor
- Joint Sole Agents



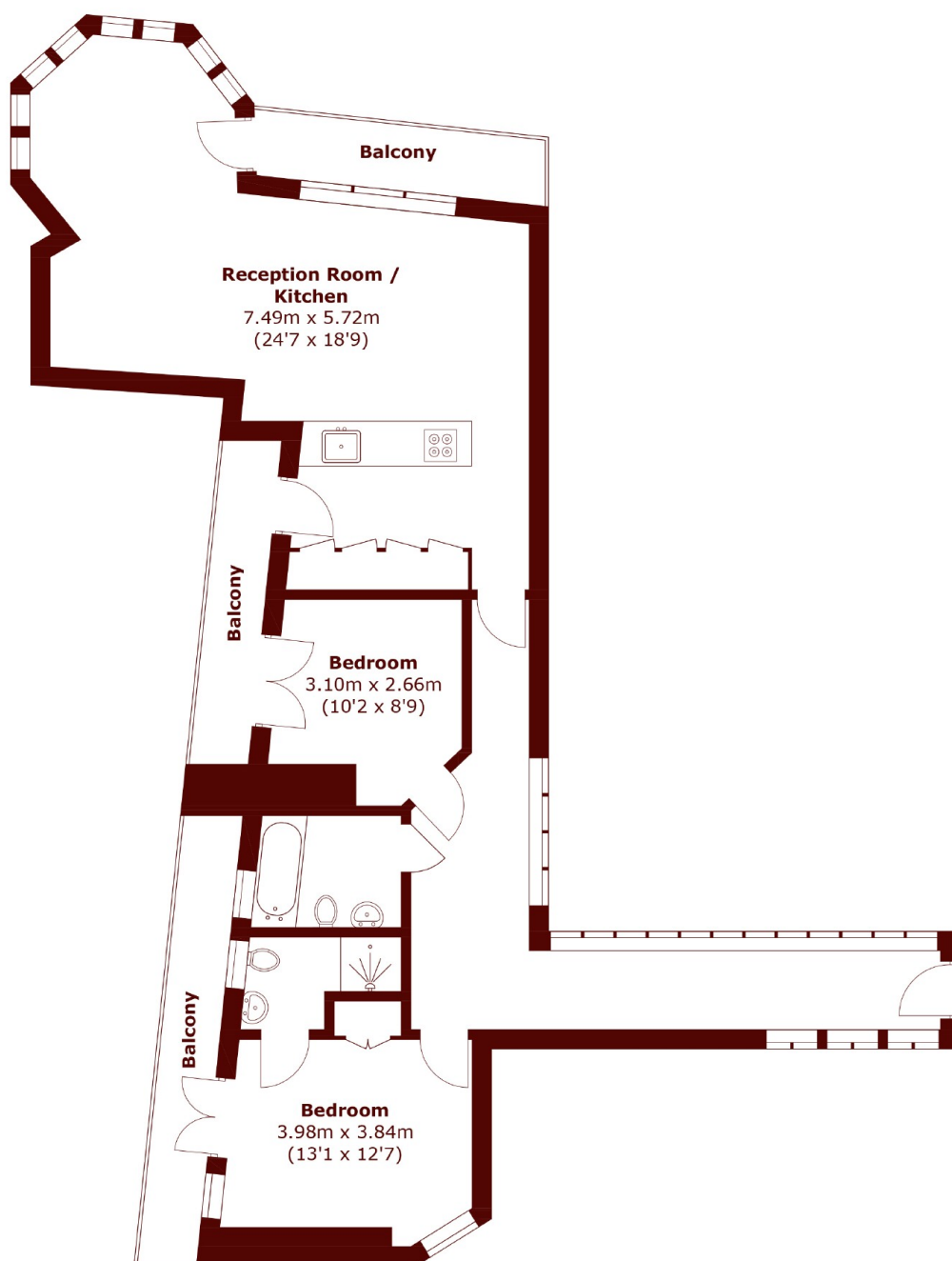
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Attractively located just west of Regent's Park, the fabulous apartment has a part glazed corridor and has been refurbished with double glazed windows, underfloor heating and ample storage. The main bedroom has two fitted wardrobes, a door to one of the balconies and opens to an en-suite shower room. There is a second double bedroom with fitted storage and opens to a balcony, there is a second bathroom/guest cloakroom with a Japanese designed toilet. The kitchen features a bespoke stone worktop/breakfast bar, Siemens appliances and opens to the reception and dining room. The room features bi-fold windows and a hexagon shaped seating area which opening to one of the three balconies.





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Total area (approx.): 89.8sq. m (966.6 sq. ft)  
Balcony: 15.8 sq. m (170.1 sq. ft)

## Dexters

Marylebone  
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Sales  
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