



ROBERT ADAM STREET




Marylebone, W1U





# A BRIGHT AND MODERN HOME IN THE HEART OF MARYLEBONE

Discover modern elegance in this duplex maisonette on Robert Adam Street, London. Spanning two levels, the property offers spacious living areas bathed in natural light.

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Local Authority: City of Westminster  
Council Tax band: G  
Tenure: Leasehold, approximately 159 years remaining  
Service charge: £ 2,419 per annum. Please note that we have been unable to confirm the date of the next review.  
You should ensure that you or your advisors make your own enquiries.  
Guide price: £1,950,000





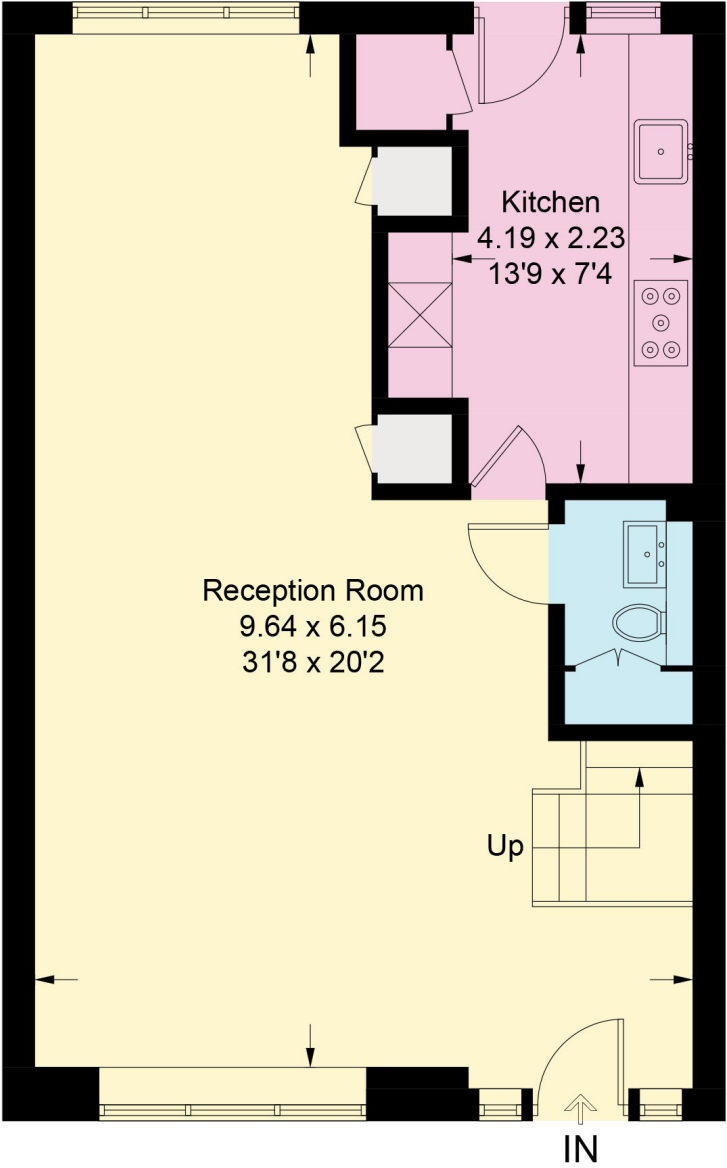
## PRACTICAL LAYOUT OVER TWO FLOORS

The ground floor features an inviting living space with polished wooden floors and a sleek kitchen equipped with stainless steel appliances and white cabinetry. An elegant staircase connects to the first floor, where the principal bedroom opens onto a small balcony. The en suite bathroom includes double sinks and a bathtub, providing both style and functionality. With three bedrooms and two and a half bathrooms, this flat offers full comfort.

Positioned in the heart of Marylebone, this flat on Robert Adam Street offers a prime location for enjoying London life. You will find high-quality shopping and dining on Marylebone High Street just 0.2 miles away. For green space, Regent's Park is 0.5 miles from your doorstep. Excellent transport links are available with Baker Street and Bond Street underground stations within 0.6 miles. Local schools and healthcare facilities are also conveniently close. All distances are approximate.

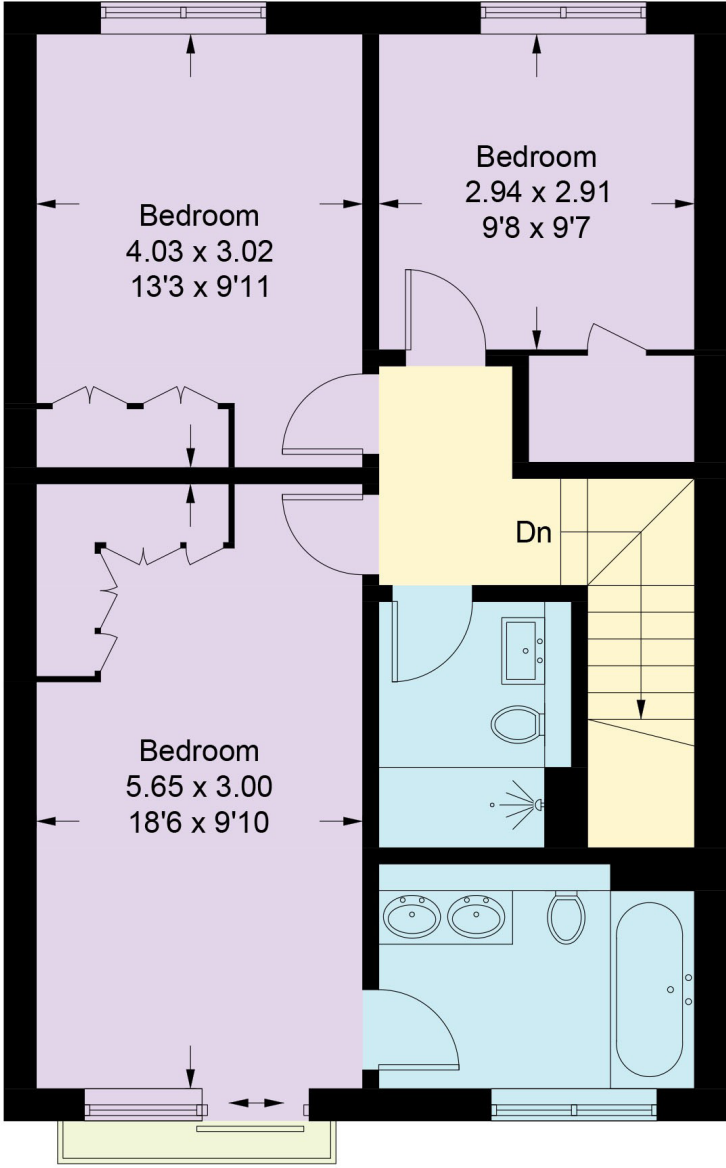






**Ground Floor**

Approximate Gross Internal Area = 120.8 sq m / 1,300 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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