



# FIELDHOUSE

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## 20 Melcombe Court, Dorset Square, Marylebone, London, NW1 6EP

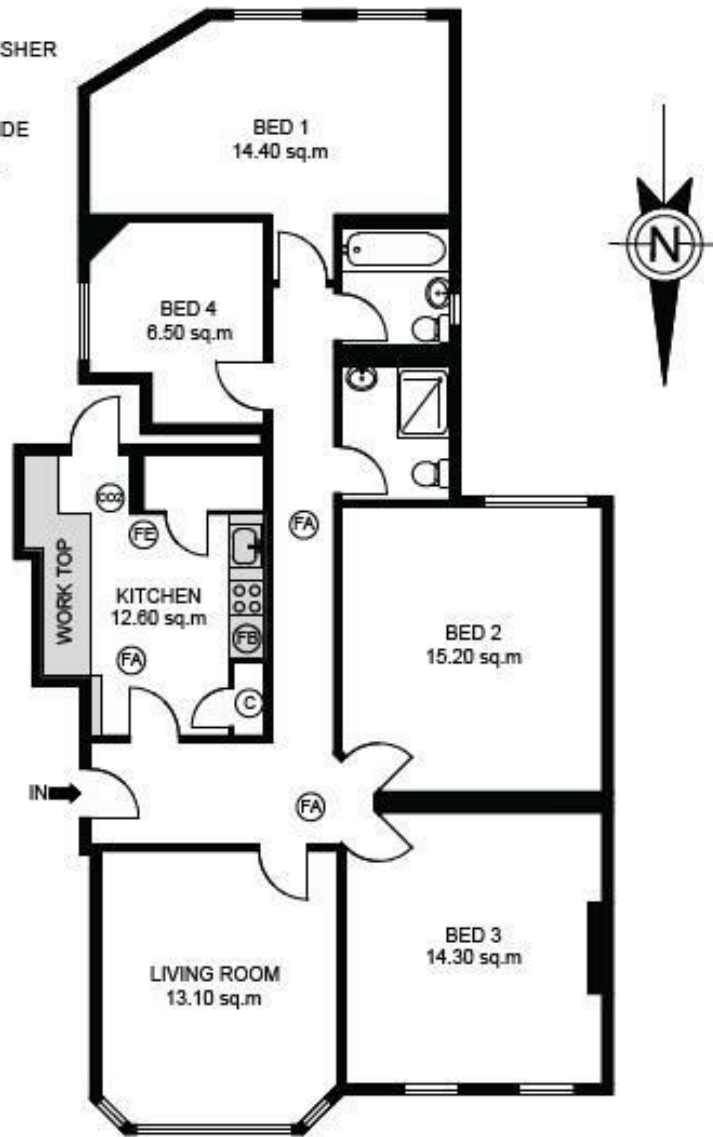
This spacious and bright four-bedroom two-bathroom apartment is on the 2nd floor of this red brick period mansion block located on Dorset Square. The Apartment offers a well-proportioned living room, a fitted separate kitchen, four bedrooms, a bathroom with shower over bath, a separate shower room and an abundance of natural light throughout from the large sash windows. Melcombe Court is a well-maintained purpose-built red brick mansion block located off the south-east corner of Dorset Square with Marylebone Station only moments away. Available with no onward chain.

- AVAILABLE IMMEDIATELY
- NO ONWARD CHAIN
- PERIOD MANSION BUILDING
- FOUR BEDROOMS
- SEPARATE KITCHEN
- IDEA FOR INTERNAL RENOVATION
- LIFT ACCESS
- SHARE OF FREEHOLD

**£1,300,000\***

Key:


-  FIRE EXTINGUISHER
-  FIRE ALARM
-  CARBON DIOXIDE
-  FIRE BLANKET




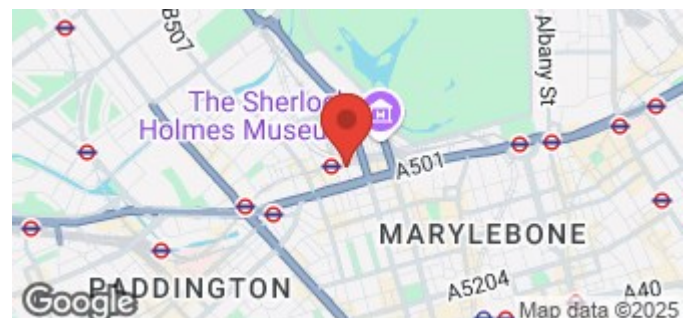
## 2nd Floor

APPROX. GROSS INTERNAL FLOOR AREA 1055.94 SQ FT / 98.10 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### FIELDHOUSE RESIDENTIAL LIMITED

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