

BULSTRODE STREET, MARYLEBONE

Red.



ASKING PRICE £575,000

This impeccably presented one-bedroom gem sits nestled in the vibrant heart of Marylebone, just a stone's throw away from the bustling hubs of Bond Street and Oxford Circus stations. The residence boasts an inviting open-plan layout, seamlessly blending kitchen, living, and dining areas for modern living. A compact double bedroom adorned with built-in storage offers comfort and practicality, with a fully tiled shower room.

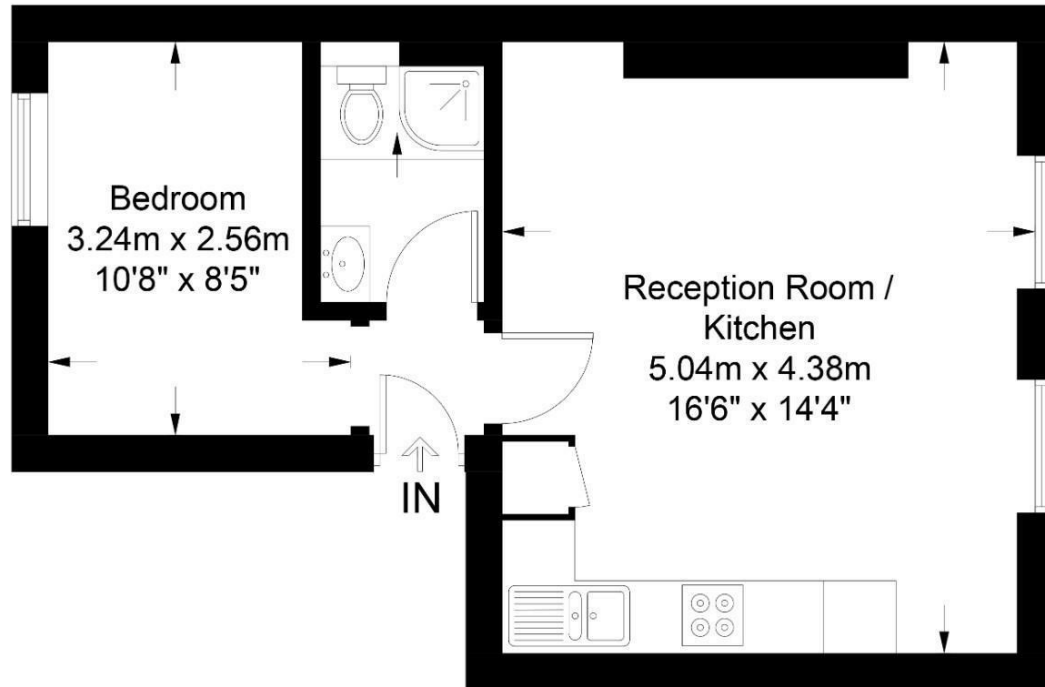
Nestled within a picturesque Georgian terraced house conversion, this home exudes timeless elegance, showcasing original fireplace features that infuse the space with character and warmth. Beyond its aesthetic appeal, the property has been thoughtfully designed with energy efficiency and insulation in mind, ensuring both comfort and sustainability.

Marylebone and its surroundings epitomize sophistication, offering many upscale shops, delectable dining options, and trendy bars waiting to be explored. From iconic landmarks like the Sherlock Holmes Museum to the esteemed Royal Academy of Arts, the neighbourhood exudes a rich cultural



Bulstrode Street, W1U

Approximate Gross Internal Area = 367 sq ft / 34.1 sq m



Third Floor

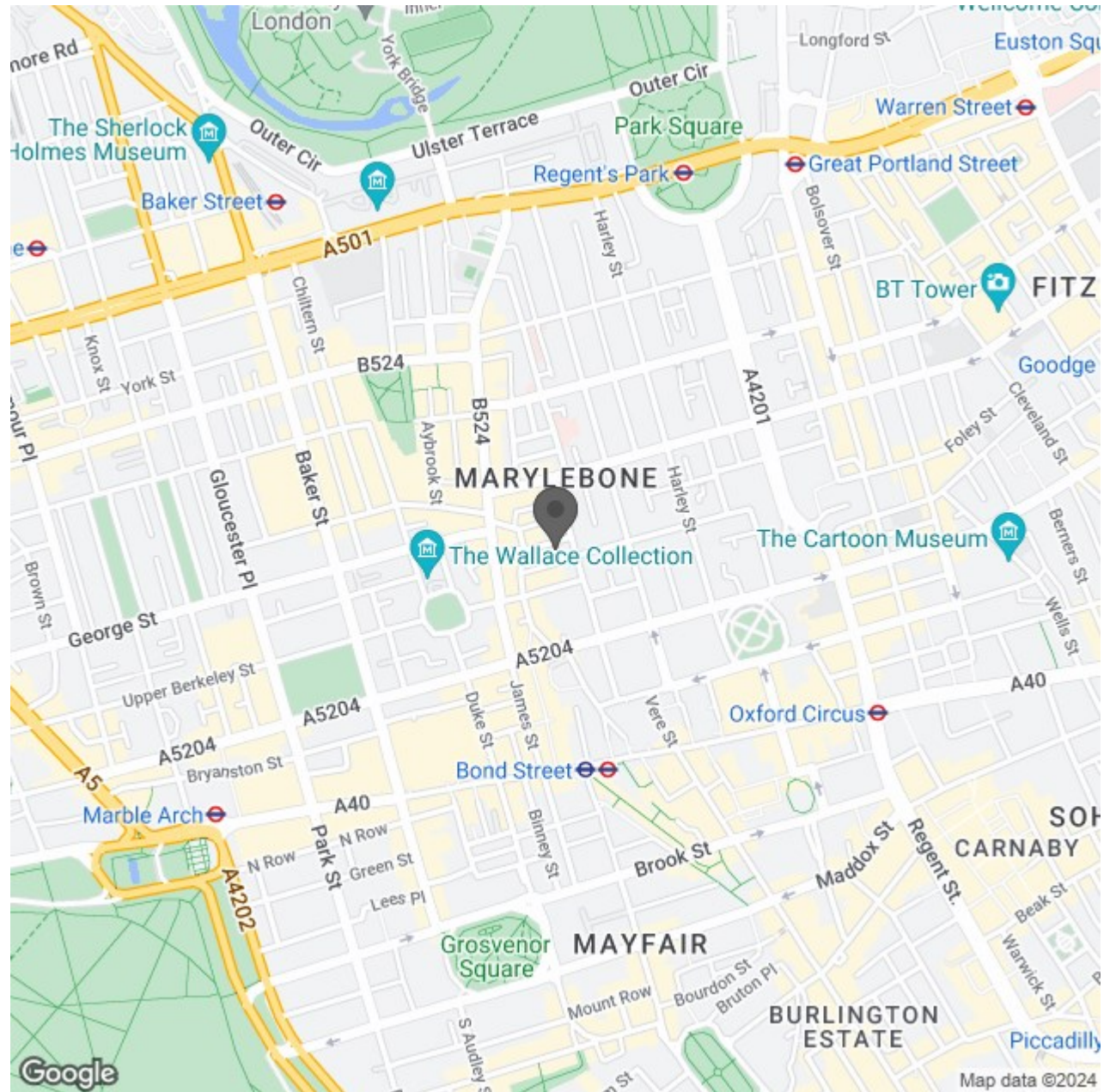
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID720547)

- One Double Bedroom Apartment
- Modern Shower Room
- Wooden Flooring Throughout
- Period Conversion
- Fully Furnished
- Open Plan Living
- Excellent Storage
- Original Fireplace Feature
- Third Floor
- Low Council Tax



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

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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