



Boston Place, London, NW1
Asking Price of £1,695,000

Boston Place, London, NW1

3 bedrooms • 2 bathrooms • 1253 sq ft • Newly refurbished • Underfloor heating • Miele appliances • Private patio • Retractable sky light • Double glazed windows • Sonos sound system

This newly refurbished and charming three-storey terraced family home spans 1253 sq ft, and is located in the heart of Marylebone.

The ground floor comprises a bright open plan reception room and a fully equipped kitchen with top of the range Miele appliances, Sonos sound system, retractable sky light, a private patio and underfloor heating.

The master bedroom occupies the entire second floor of the property, offering ample built-in storage and an en-suite bathroom. A very generously sized second bedroom is located on the first floor, along with a third bedroom which can be used as a study / guest room. Both bedrooms on the first floor have access to a full size family bathroom.

The property allows you to obtain a residents parking permit, and is conveniently located within close proximity to both Marylebone Station (National Rail & tube station) and Baker Street underground station.

Baker Street and Marylebone High Street are only moments away, both of which offer a vast selection of supermarkets, cafes and restaurants. Regents Park is also a short walk away.

Tenure: Freehold





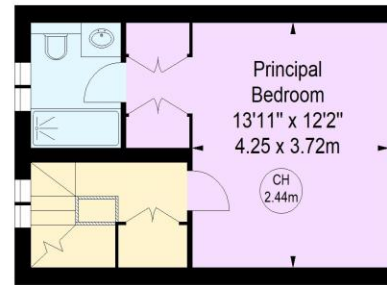
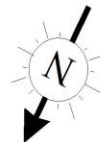


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Boston Place, NW1
 Approximate gross internal area
 116.40 sq m / 1253 sq ft

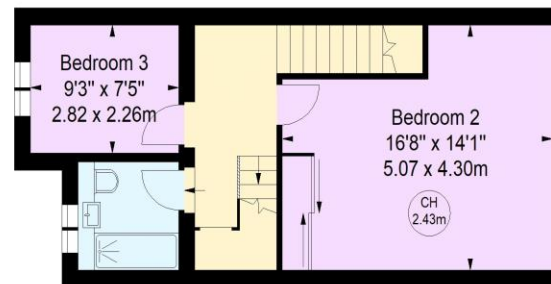
Key :
 CH - Ceiling Height



Second Floor



Ground Floor




First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	
WWW.EPC4U.COM		

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