

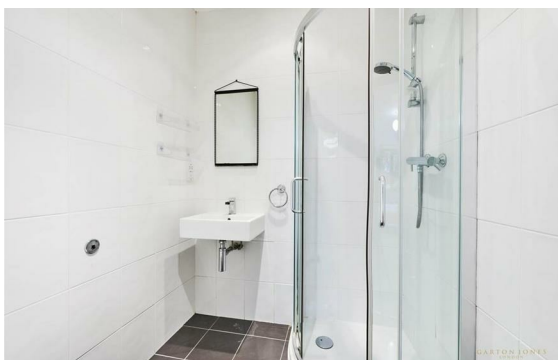


Lisson Grove, Marylebone, London, NW1

Rent £825 PCM

2 Bed | 2 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



A modern two-bedroom split-level maisonette offering generous living accommodation in a sought-after Marylebone location. Arranged over the ground and first floors with its own private entrance, the property features a modern kitchen with integrated appliances, a separate reception room leading onto a private patio garden, and two well-proportioned double bedrooms. Two contemporary bathrooms, including one en-suite, provide added convenience.

Residents benefit from concierge service, private parking, and access to a gym and swimming pool. Ideally located close to Marylebone Station and Baker Street Station.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

**NEWINGTON**  
— ESTATES —

60 Upper Montagu Street

London

W1H 1SN

020 7724 2233

[info@newingtonstates.com](mailto:info@newingtonstates.com)

<http://www.newingtonstates.com>