



Boston Place, Marylebone NW1

**PHILLIPS
HARROD**
LONDON'S PRIME REAL ESTATE

85 - 87 BAYHAM STREET
LONDON NW1 OAG

45 CIRCUS ROAD
LONDON NW8 9JH

A beautifully refurbished two-bedroom freehold terraced house, ideally situated within the highly sought-after Dorset Square Conservation Area.

This charming home offers well-balanced and thoughtfully arranged accommodation, comprising a spacious principal bedroom with en-suite bathroom, a second double bedroom, a further en-suite bathroom with dressing area, an impressive reception/dining room, and a separate fully integrated kitchen. The property has been meticulously refurbished throughout, combining elegant period character with high-quality contemporary finishes. The property further benefits from a small patio on the ground floor.

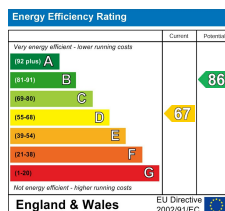
Boston Place enjoys an enviable location just west of Regent's Park and moments from Marylebone Station. The boutique shops, cafés and restaurants of Marylebone High Street, together with the extensive open green spaces of Regent's Park, are all within a short walk, offering the very best of central London living.

ASKING PRICE: £1,350,000

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: E



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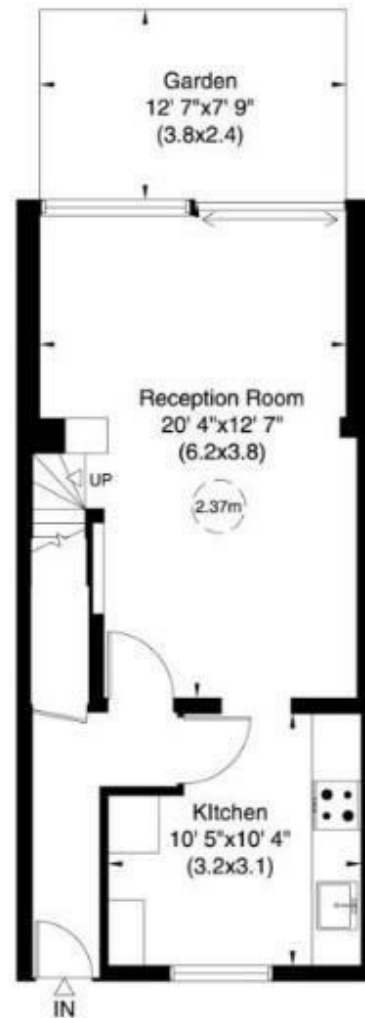
Boston Place, NW1

Approximate Gross Internal Area

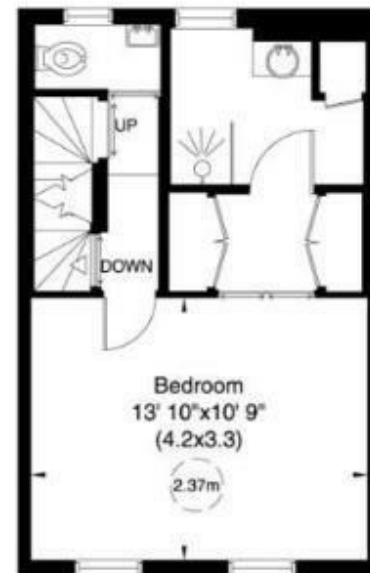
91 sq m/ 975 sq ft Including Under 1.5m

88 Sq m/ 944 sq ft Excluding Under 1.5m

Not to Scale, for identification only



Ground Floor



First Floor



Second Floor