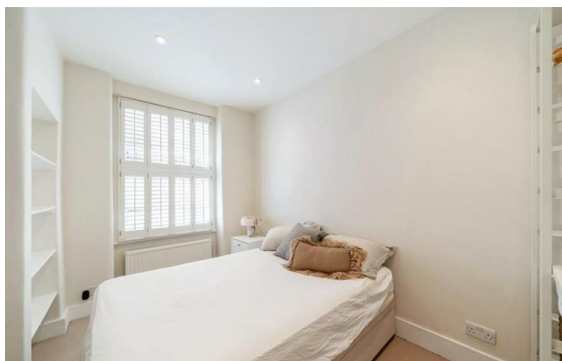


**Lisson Grove, Marylebone, London, NW1**

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 maisonette arranged over two levels in a sought-after central London setting. The property features a bright reception room leading onto a private patio, a separate fitted kitchen, and two well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a second bathroom and guest WC add further practicality. Wooden flooring runs throughout the living areas.

Residents benefit from porter service, underground 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.

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