



Luxborough Street
Marylebone, W1U

CHESTERTONS





We are delighted to present this spacious and modern two-bedroom apartment, ideally situated in the heart of Marylebone Village with west-facing park views. Recently refurbished, this bright and stylish home offers contemporary living with elegant finishes throughout.

Set within a charming purpose-built block, the property boasts a generously sized reception room featuring a beautiful fireplace, wooden flooring throughout and large windows that fill the space with natural light while offering stunning views over Paddington Street Gardens North. The apartment also benefits from a brand-new, fully fitted kitchen, two well-proportioned double bedrooms, a modern bathroom, and an additional W/C.

Perfectly positioned between Baker Street and Marylebone High Street, this sought-after location offers an array of independent boutiques, cafés, and restaurants. London's West End is just a short stroll away, while excellent transport links, including Baker Street Underground Station and multiple bus routes, provide easy access across the city.

Some images have been digitally enhanced and virtually staged to help illustrate the property's potential

£6,066.67 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

chestertons.co.uk/property-to-rent/applicable-fees

Energy Efficiency Rating		Current	Potential
100-109	A		
81-100	B		81
62-81	C		
43-62	D	55	
25-43	E		
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

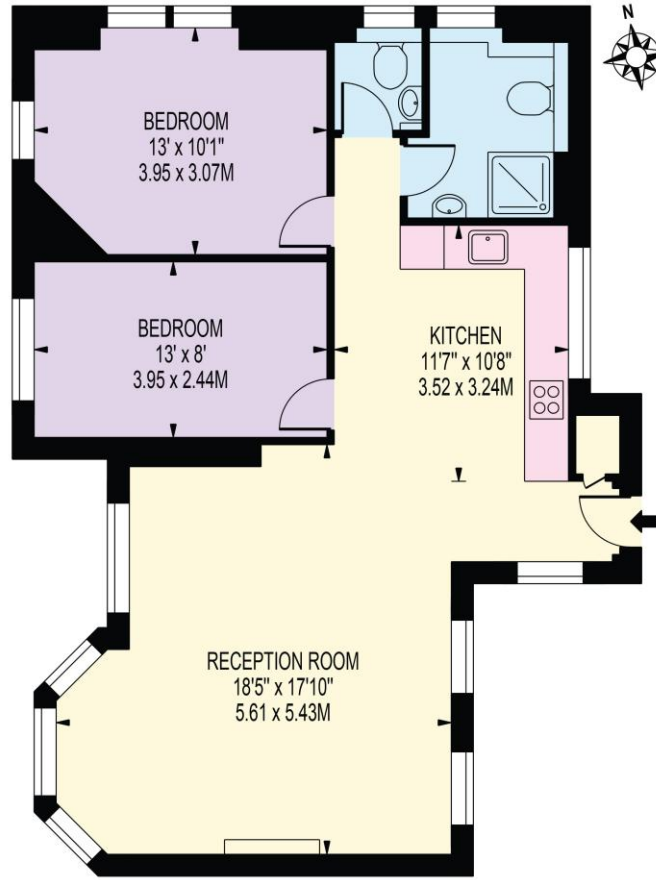
Minimum Term: 12 months
Deposit Required: 5 weeks
Local Authority: Westminster
Council Tax Band: G
EPC Rating: D
Furnished, Unfurnished

Chestertons Marylebone Lettings
 20a Paddington Street
 London
 W1U 5QP

chestertons.co.uk

NEWCASTLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 807 SQ FT - 74.97 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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