



Cheviot Court

Luxborough Street | Marylebone | W1

Asking price £950,000

 **DRAPER**
LONDON

Situated in the heart of Marylebone, this beautifully finished one-bedroom apartment is set within an elegant red-brick mansion block.

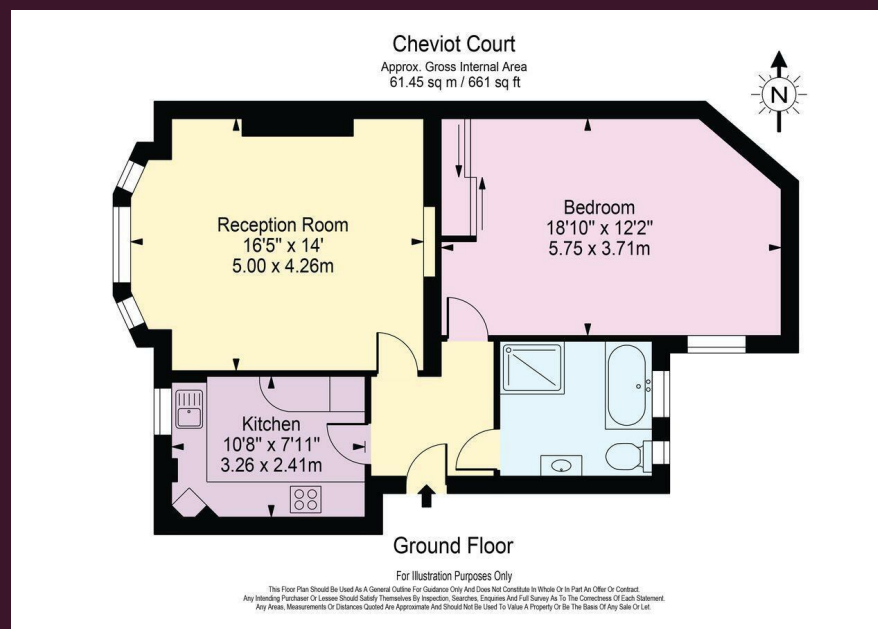
Located on the raised ground floor, the property combines period charm with contemporary design. The bright and spacious reception room is enhanced by a south-westerly facing bay window, while the well proportioned bedroom features fitted wardrobes. The luxurious wet room offers a freestanding bath and separate shower, with underfloor heating to both the kitchen and bathroom. The kitchen is further complemented by integrated Siemens appliances.

Additional features include a video intercom system, CCTV, and recently refurbished communal areas.

Luxborough Street is a quiet, residential street ideally positioned in the heart of Marylebone, one of central London's most sought-after neighbourhoods. Residents benefit from immediate access to the boutique shops, cafés and restaurants of Marylebone Village, as well as the vibrant atmosphere of nearby Chiltern Street.

The area is exceptionally well connected, with Baker Street and Marylebone stations both within easy walking distance, providing excellent transport links across London and beyond. Regent's Park is also close by, offering expansive green space for leisure and recreation.

- Spacious 1-bedroom flat
- Fully fitted kitchen
- Near Marylebone Village shops
- Large Bathroom
- Close to Baker Street station
- Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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