

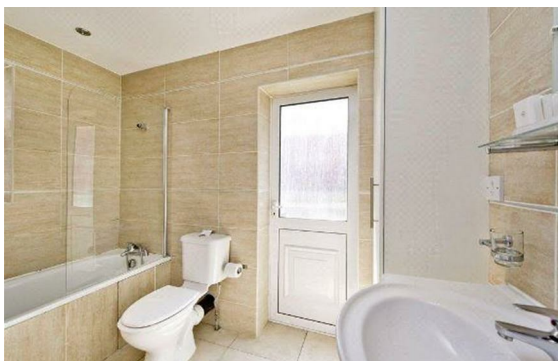


**Molyneux Street, Marylebone, London, W1H**

Rent £575 PCM

1 Bed | 1 Bath | 1 Reception

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



This stylishly refurbished one-bedroom flat features wood and tiled floors throughout. It offers a spacious semi-open plan kitchen/reception with dining space, a fully fitted kitchen with built-in appliances, a bright double bedroom with built-in storage and floor-to-ceiling window, and a modern bathroom. Additional benefits include ample storage, a study area, and a sunny patio garden.

Ideally located near Marble Arch station and Hyde Park, the property is within walking distance of Baker Street, Marylebone High Street, and Crawford Street's boutique shops and restaurants.

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>