

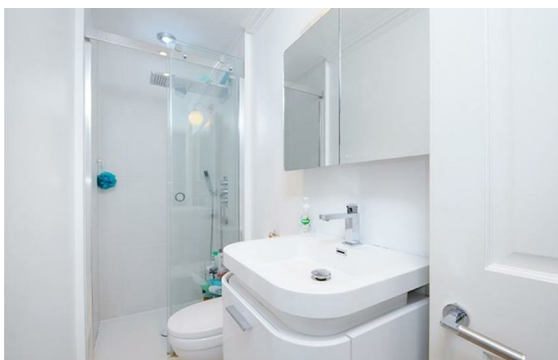
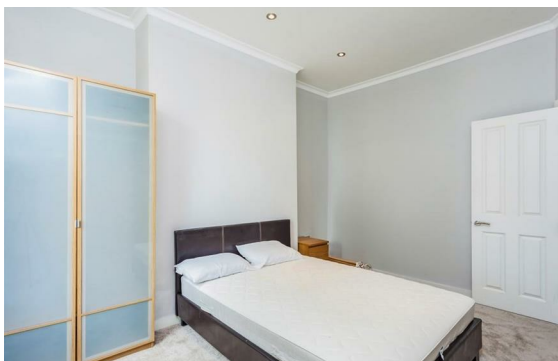


**Luxborough Street, Marylebone, London, W1U**

Rent £7,115 PCM

2 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.*



60 Upper Montagu Street

London

W1H 1SN

020 7724 2233

[info@newingtonstates.com](mailto:info@newingtonstates.com)

A well-presented two-bedroom apartment offering practical living space and a bright modern interior in one of central London's most sought-after locations. The property features a spacious reception room, a fitted kitchen, two equal-sized double bedrooms, and a contemporary bathroom. Positioned on the third floor, the apartment benefits from excellent natural light and a well-balanced layout ideal for professionals or sharers.

Ideally located close to Marylebone High Street and Baker Street Station, with a wide range of cafés, restaurants, and boutique shops nearby.

EPC Rating: D

## 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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