



**ARMFORD
ESTATES**

PER CALENDAR MONTH

£4,500 Per Calendar Month

Luxborough Street

London, W1U 5BQ

PROPERTY SUMMARY

A beautifully presented two-bedroom, two-bathroom apartment, both ensuite, located on the upper floor of a sought-after period building in the heart of Marylebone. Spanning over 820 sq ft, this apartment offers generous lateral living space with high ceilings and charming sash windows. The semi-open plan living area flows seamlessly into the modern kitchen, creating an inviting space for both relaxation and entertaining. Both double bedrooms feature fitted wardrobes and ensuite bathrooms—one with a shower room and the other with a full bathroom. Additional benefits include lift access and a prime central location, just moments from Marylebone and Baker Street stations, as well as the boutique shops and cafés along Marylebone High Street. The apartment is tastefully finished with a mix of hardwood floors and neutral décor, offering a timeless yet contemporary feel.

Council Tax Band: Band G

EPC: Band C

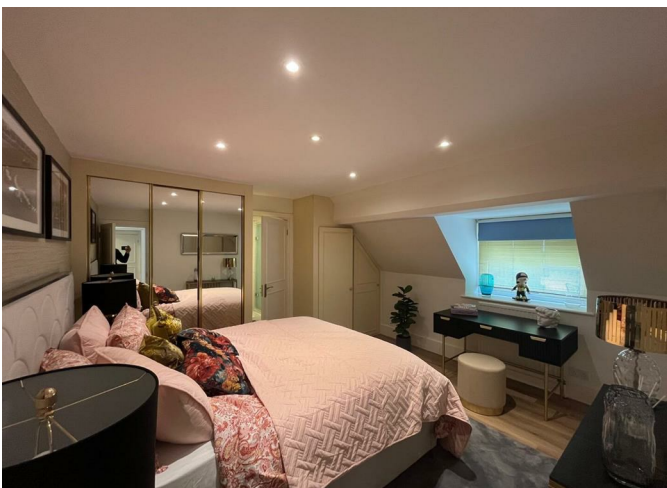
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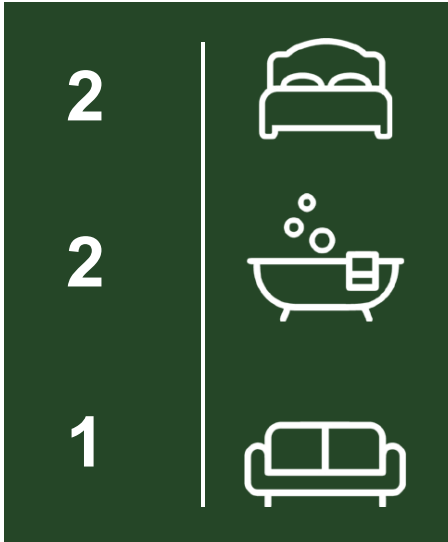
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: C COUNCIL TAX BAND: G

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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