



Let **UK** Home

2 Bedrooms

W2 1TR

Located in London

£880,000



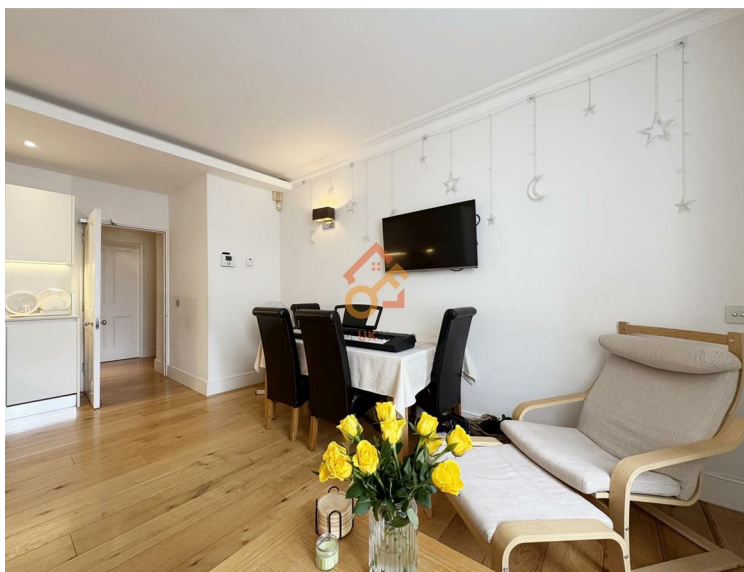
info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Ivory House, 13 Talbot Square, London W2



Let UK Home are excited to offer this two-bedroom apartment in Ivory House, part of the Royal Residence development. Property Reference: LUH 854

This property comprises a large bright kitchen with a stylishly attached dining area, a spacious living room leading to a large private terrace, two double bedrooms with wardrobes and en-suites, and ample storage.

The apartments offer residents high-end, comfortable living arrangements, including private terraces and fully equipped gourmet kitchens. Exclusive housekeeping services can also be scheduled, fully reflecting a lifestyle of quality and sophistication.

Surrounded by prestigious schools, several highly-rated primary and secondary schools are within walking distance – including St. James and St. John Church of England Primary School rated 'Good' by Ofsted, and the 'Outstanding' Ark King Solomon Academy. Secondary education options include easy access to St Marylebone School, ranked in the top 4% nationwide. Higher education resources are equally excellent, with the Royal College of Art less than a mile away and rapid access to top institutions such as Imperial College London.

Within walking distance to central London transport hubs, residents can quickly reach Paddington Station (including the Elizabeth Line, Heathrow Express, and national rail). Lancaster Gate Tube Station is also within walking distance, providing fast access to Edgware Road and multiple other stations, covering Bakerloo, Central, and other tube lines, easily reaching all parts of London and providing rapid connections to Heathrow Airport.

Within a one-mile radius around the apartment, there are hundreds of dining establishments, including well-known coffee shops such as The Mad Bishop & Bear pub restaurant and Caffè Nero. It is within walking distance to Oxford Street, Selfridges, and Marylebone High Street; and is adjacent to cultural landmarks such as Madame Tussauds, Kensington Palace, and the Royal Albert Hall, perfectly balancing life

- 3rd Floor
- Private Balcony
- Close to Universities
- Virtual Tour Available

- Fully Furnished
- Close to Local Shops
- Close to Stations
- EPC Rating: B





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

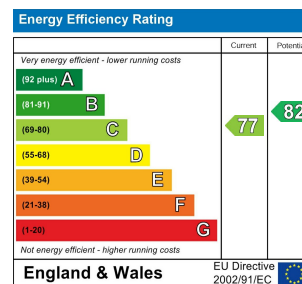
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Council Tax Band: E

Local Authority:

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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