



3 Bedroom 3 Bathroom  
Shroton Street  
London NW1

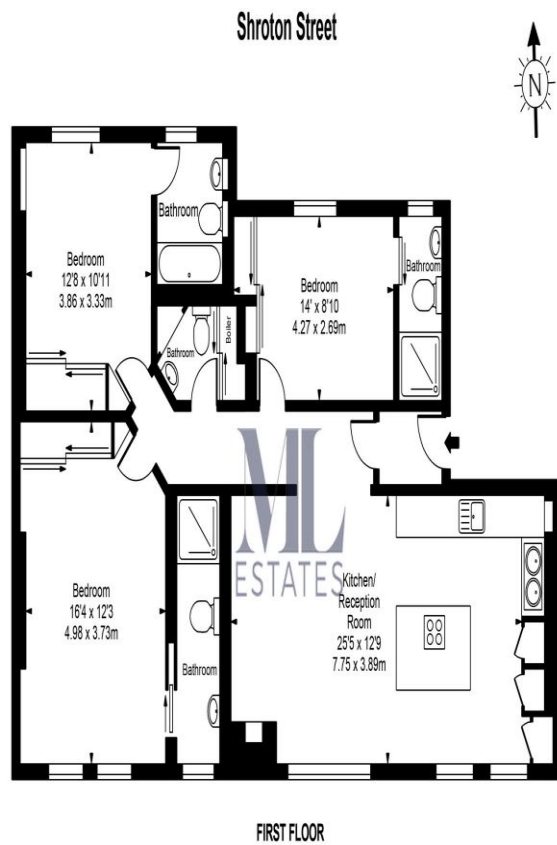
• THREE DOUBLE BEDROOMS

□ FANTASTIC OPEN PLAN / RECEPTION

• THREE  
ENSUITE  
BATHROOMS

□ INTEGRATED  
APPLIANCES

Price: £1,200 pw / £5,200 pcm



Approx Gross Internal Area 1150 Sq Ft - 106.84 Sq M

For Illustration Purposes Only - Not To Scale  
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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
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Stunning newly refurbished and architecturally designed FIRST FLOOR three double bedroom with three ensuite bathrooms designed to the highest of specifications and impeccable attention to detail. The property benefits from an open plan kitchen with Miele and Siemens appliances, a superb Miele induction hob with extractor. LED lighting and a lovely reception area, all bedrooms have their own contemporary bathrooms and floor to ceiling mirrored wardrobes. There is also a separate guest wc. Underfloor heating throughout, this apartment also benefits from a south facing view, making the property extremely bright and also has high ceilings. Located close to Marylebone High Street and is within excellent transport links of Marylebone Station and Baker Street Underground Station (easy access to the City & Canary Wharf). Available from August 1st. Part furnished.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.