



RUSSELL SIMPSON

Superlative three-bedroom flat with
bright and lofty reception room near
Marylebone High Street

NEW CAVENDISH STREET
MARYLEBONE W1G

New Cavendish Street

Sold

BEDROOMS 3	INTERNAL 1,339 <small>SQ FT</small>	OUTDOOR —	COUNCIL —
BATHROOMS 2	124 <small>SQM</small>	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 126 <small>YEARS</small>	GROUND RENT —	SERVICE CHARGE £5,834 <small>P/Y</small>



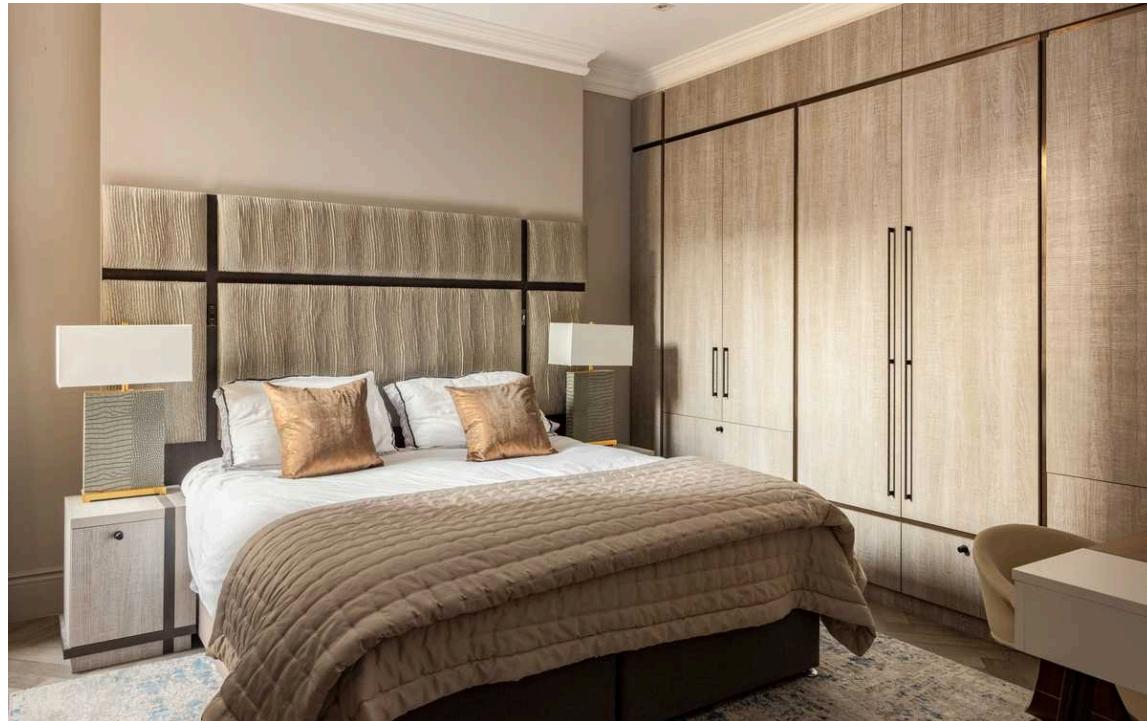
The Property

Spacious flat with contemporary interiors on a convenient street close to Regent's Park

Indoor Spaces



Entering the flat on the first floor, the front hall leads through to an unusually large reception room with space for dining and seating areas. As well as high ceilings and wooden floors, this room includes a pair of bay windows, flooding the room with natural light. Opposite is a convenient kitchen with bespoke, fitted units.



The Bedrooms

The flat also contains three bedrooms. The principal bedroom features an ensuite bathroom and considerable wardrobe space. The other two bedrooms also have storage space and share a second bathroom. They overlook the quiet mews of Cross Keys Close.



The Design



The flat has elegant modern interiors, creating a sense of comfort and calm throughout. It is presented in immaculate condition.

The Neighbourhood

The flat is part of a recently refurbished period building in the heart of Marylebone. From here, Marylebone High Street is close, with an excellent range of restaurants and shops. Baker Street and Bond Street stations are also nearby, while the open spaces of Regent's Park are a short walk away.

New Cavendish Street,
W1

Approx. gross internal area
1339 Sq Ft / 124.39 Sq M

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Contact Us

+44 (0) 20 3761 9691

mayfair@russellsimpson.co.uk