



RUSSELL SIMPSON

Attractive one-bedroom flat on a
delightful street lined with
independent boutiques

MARYLEBONE LANE
MARYLEBONE W1U

Marylebone Lane

£2,345 P/W

| | | | |
|----------------|--------------------------------------|--------------|---------------------------------|
| BEDROOMS 1 | INTERNAL 566 <small>SQ FT</small> | OUTDOOR — | FURNISHED STATUS Furnished |
| BATHROOMS 1 | 52 <small>SQM</small> | EPC C | COUNCIL TAX Westminster City |



The Property

Convenient flat with contemporary interiors moments away from Marylebone High Street. In addition, the flat provides high speed wireless broadband, 24 hour CCTV, high quality linen, welcome provisions on arrival and a housekeeping service. All utilities are included.

Please note prices are subject to VAT. This drops from 20% to 4% after 28 nights.



Indoor Spaces

Entering the flat on the second floor, the front hall opens onto a generous reception room. As well as separate dining and seating areas, this includes a fitted open-plan kitchen. Meanwhile, three west-facing sash windows fill this space with afternoon light.





The Bedroom

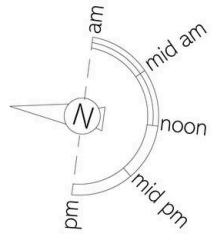
There is also a bedroom with inbuilt wardrobe space and a bathroom with a bath.

The property is decorated in a relaxed contemporary style and presented in excellent condition. Wooden floors add to the sense of brightness and character.



The Neighbourhood

Marylebone Lane is a delightful, winding street lined with independent boutiques. From here, Marylebone High Street is close, with its popular 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.

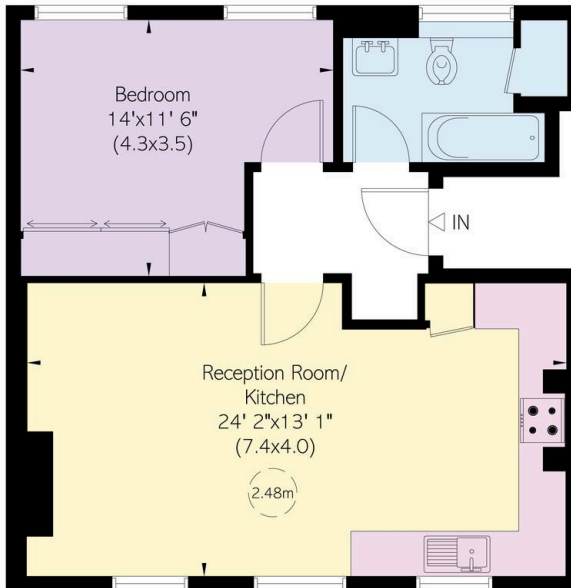


Marylebone Lane, W1

**RUSSELL
SIMPSON**

Approximate Internal Area
566 sq ft / 53 sq m

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.



Second Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 203 815 9144

mayfair@russellsimpson.co.uk

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021