



Broadley Street, NW8
Guide Price: £1,750,000, Freehold





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Freehold

Ref PCL250016

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This is a fantastic opportunity to acquire an interior designed freehold townhouse in Marylebone.

Recently refurbished and furnished to an exceptionally high standard, this impressive property is focused around a fabulous everyday living accommodation that has been created on the lower level of the property. Comprising the large and airy reception and dining space, leading onto the partially open plan kitchen with state-of-the-art appliances and bifolding doors onto a courtyard. The reception space continues on the ground floor with the living room and steps up to the study and a guest cloakroom, while the remaining two floors boast your sleeping accommodation. The first floor

is designated to your principal bedroom with plenty of wardrobes and an en-suite bathroom, with two further good-sized bedrooms and a family bathroom on the top floor

Broadley Street is a quiet and leafy residential Street conveniently nestled between both St Johns Wood & Marylebone, With Baker Street close by too. All three's world class amenities are virtually on your doorstep with his Majesty's open green space and boating lake of Regents Park, also nearby. The nearest station is Marylebone with both its over and underground services provided an easy commute across the capital and country.

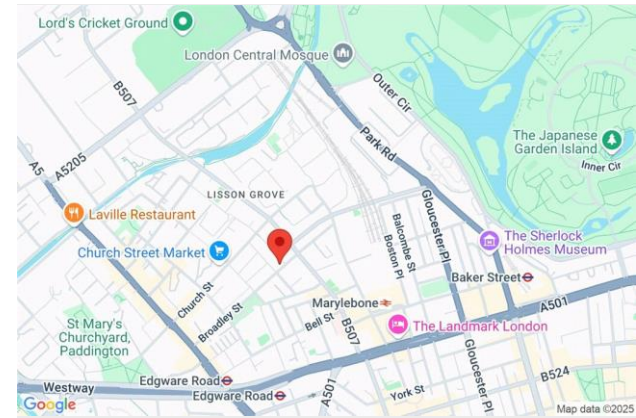
Broadley Street

Approx. Gross Internal Area 1642 Sq Ft - 152.54 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.