



**A Two Bedroom Flat within a Modern Development in  
Marylebone with Private Parking**

# **BLANDFORD STREET**

MARYLEBONE, W1U

Guide Price  
£1,450,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,450,000	<b>Square Footage</b> 758
<b>Council Tax Band</b> D	<b>EPC</b> C
<b>Ground Rent</b> TBC	<b>Service Charge</b> £5400 pa
<b>Tenure</b> Share of Freehold	

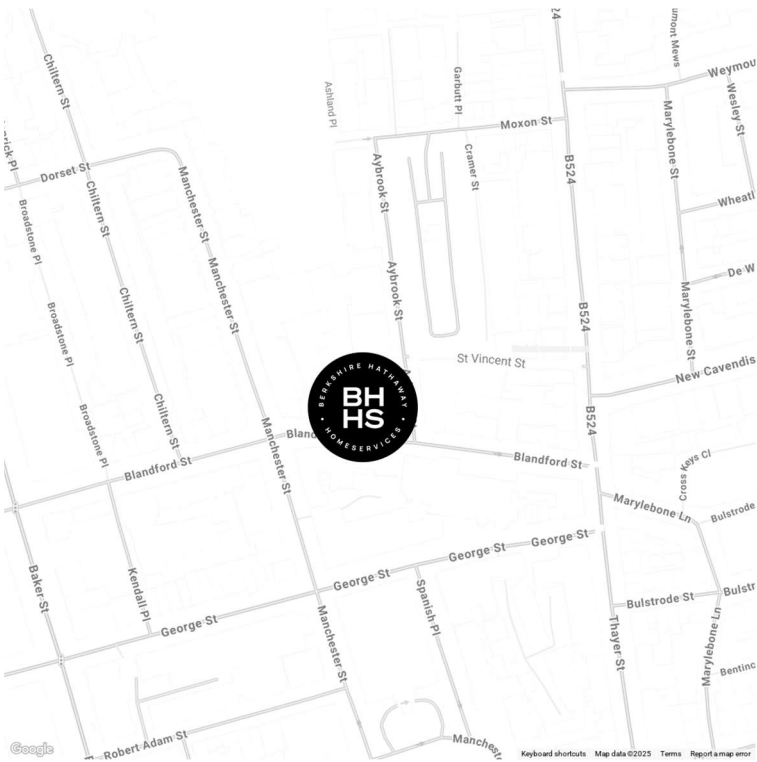
This smart two-bedroom, two-bathroom flat is located on the first floor of a prestigious building, ideally positioned between Marylebone High Street and the trendy Chiltern Street. The property is thoughtfully designed with modern finishes, plenty of storage space, and a west-facing, full-width decked balcony terrace. Additional benefits include a designated parking space in the secure underground car park and portage for added security.

Faraday House is a contemporary development in the heart of Marylebone, offering an enviable location just moments from Marylebone High Street. With world-class restaurants and high-end shopping at Bond Street and Selfridges nearby, as well as easy access to Baker Street and Bond Street underground stations, this property offers both convenience and luxury in the heart of central London.

# FEATURES

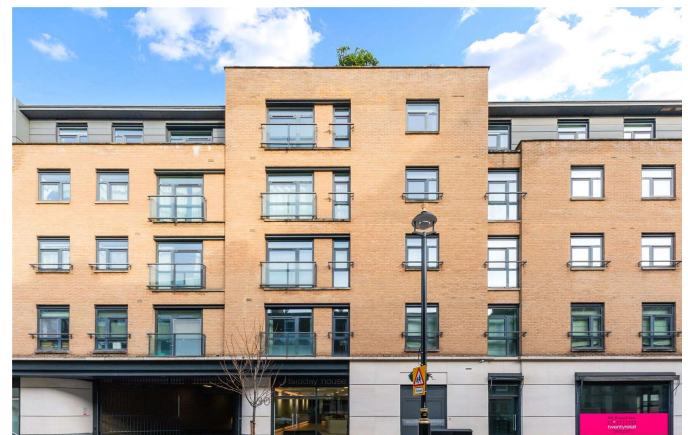
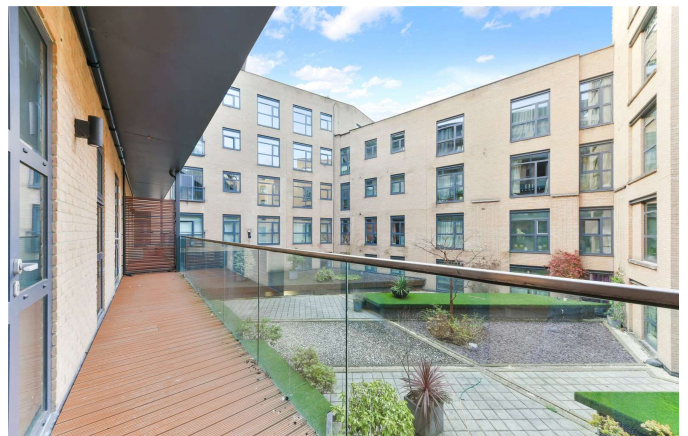
- Two Bedrooms
- One Reception Room
- Two Bathrooms
- Residents Parking, Private Parking
- Upper Floor
- Balcony

# LOCATION



**MARYLEBONE SALES**  
20A Paddington Street, W1U 5QP

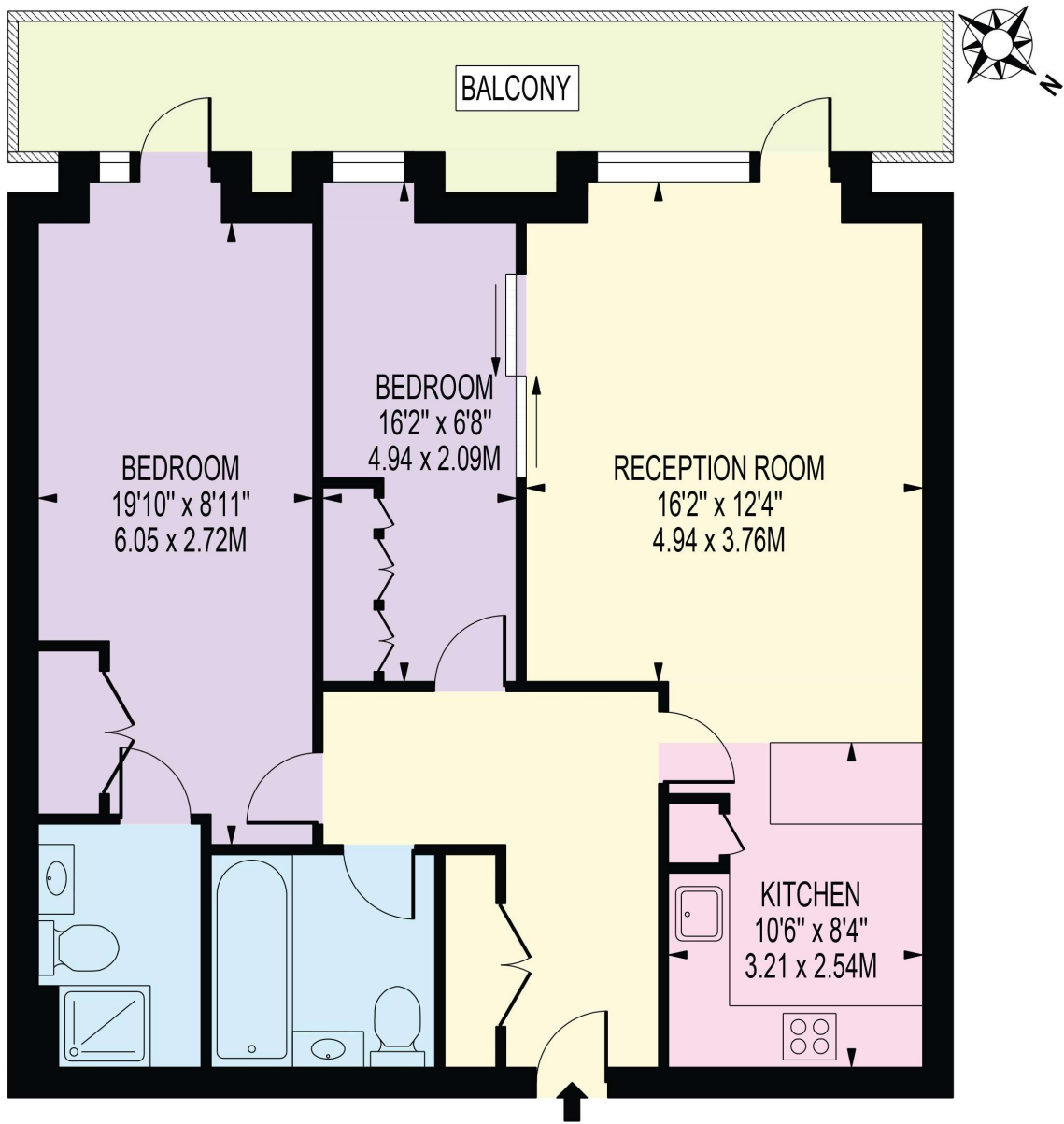
020 7486 6338  
sales.marylebone@bhhs-london.com



# FLOORPLAN

## FARADAY HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 796 SQ FT - 73.93 SQ M



### FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.