



Refurbished Two-Bedroom Apartment in a  
Period Block, Marylebone Village

# LUXBOROUGH STREET

MARYLEBONE, W1U

£1,400 per week

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £1,400 per week	<b>Square Footage</b> 807
<b>Council Tax Band</b> G	<b>EPC Rating</b> D

We are delighted to present this spacious and modern two-bedroom apartment, ideally situated in the heart of Marylebone Village with west-facing park views. Recently refurbished, this bright and stylish home offers contemporary living with elegant finishes throughout.

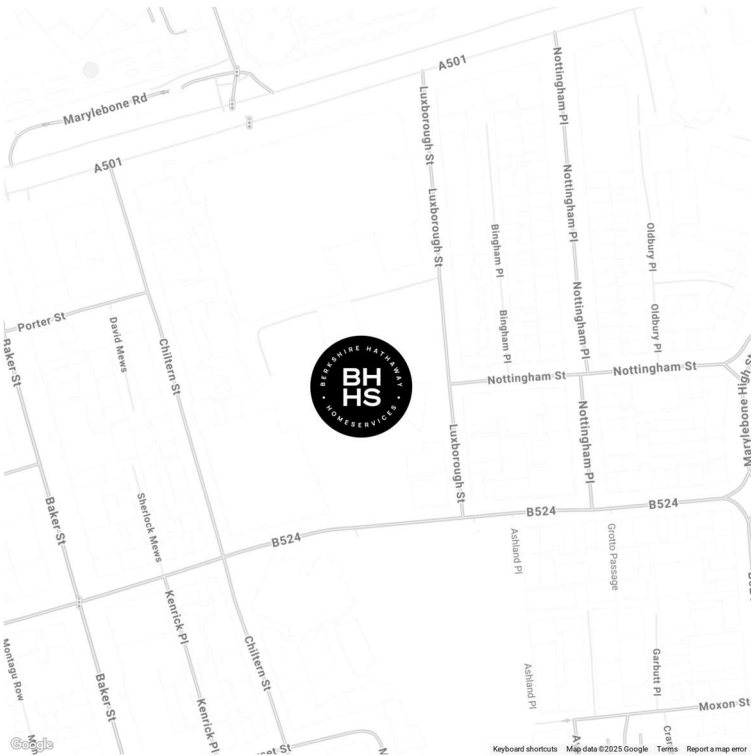
Set within a charming purpose-built block, the property boasts a generously sized reception room featuring a beautiful fireplace, wooden flooring throughout and large windows that fill the space with natural light while offering stunning views over Paddington Street Gardens North. The apartment also benefits from a brand-new, fully fitted kitchen, two well-proportioned double bedrooms, a modern bathroom, and an additional W/C.

Perfectly positioned between Baker Street and Marylebone High Street, this sought-after location offers an array of independent boutiques, cafés, and restaurants. London's West End is just a short stroll away, while excellent transport links, including Baker Street Underground Station and multiple bus routes, provide easy access across the city.

## FEATURES

- Two Bedrooms
- One Reception Room
- One Bathroom
- Upper Floor

## LOCATION



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

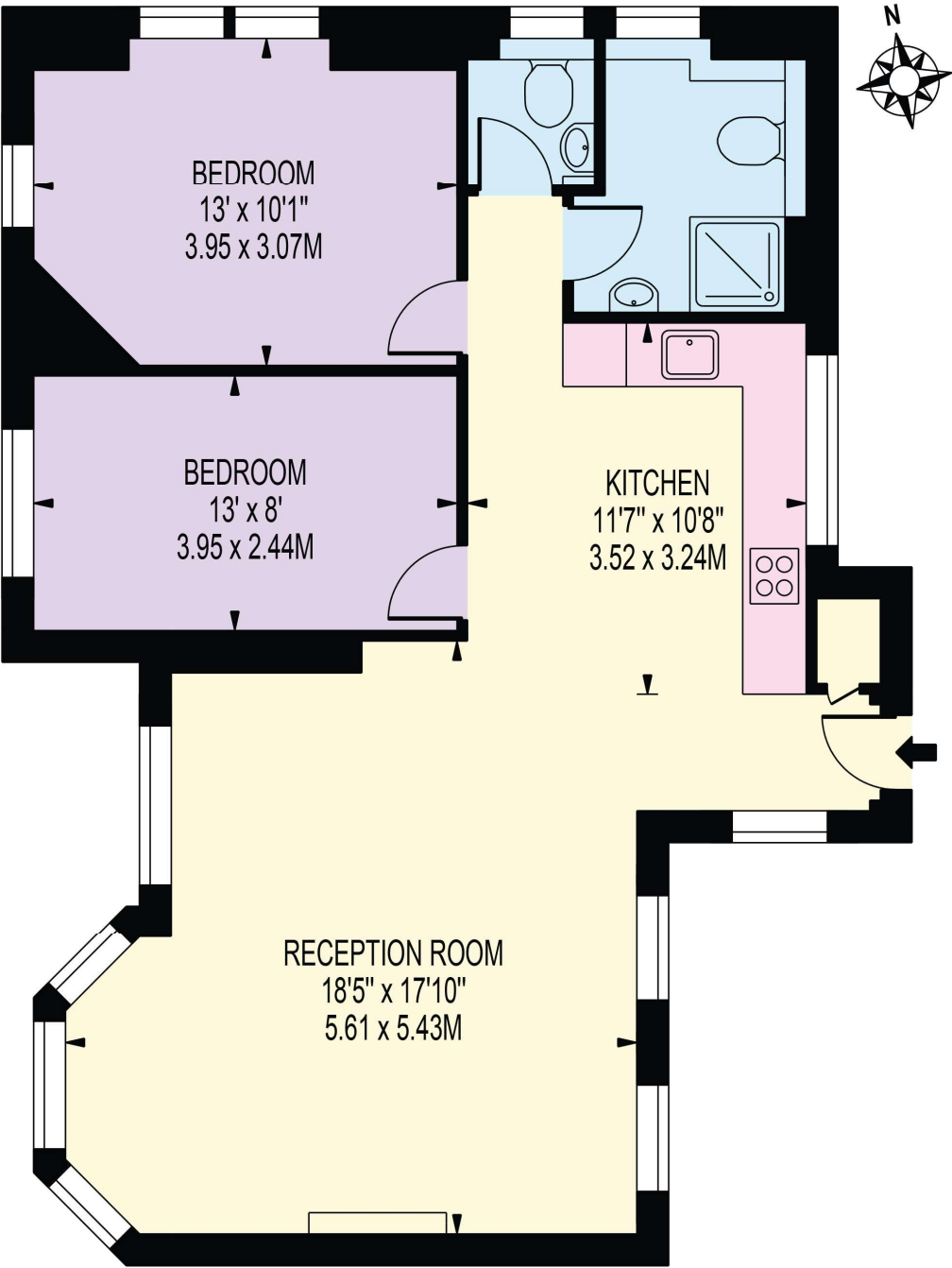
020 7486 6338  
lettings.marylebone@bhhs-london.com



# FLOORPLAN

## NEWCASTLE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 807 SQ FT - 74.97 SQ M



### SECOND 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.