



A Stunning Three Bedroom Lateral Apartment Moments  
from Marylebone High Street

# NOTTINGHAM PLACE

MARYLEBONE, W1U

Offers in Excess Of  
£1,750,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

Guide Price £1,750,000	Square Footage 1069
Council Tax Band G	EPC D
Ground Rent £0	Service Charge £8000
Tenure Share of Freehold	

Situated at the corner of Nottingham Place and Paddington Street, this contemporary three-bedroom lateral apartment offers a wonderful blend of modern living within a charming period mansion block.

Bathed in natural light and featuring wood flooring throughout, the property has an especially good layout, including a fully fitted modern kitchen, a generous open-plan living and dining area, three well-proportioned double bedrooms, and a stylish family bathroom. An additional WC enhances convenience, and lift access ensures practicality.

Located just moments from the vibrant Marylebone High Street, the apartment provides easy access to boutique shops, cafes, and restaurants. Baker Street Underground Station is close by, offering excellent transport links to all of London's key districts.

Perfect for those seeking a combination of modern elegance and a prime central London location.

## FEATURES

- Three Double Bedrooms
- Bright & Airy Reception Room
- One Family Bathroom
- Additional W/C
- Third Floor
- Lift access

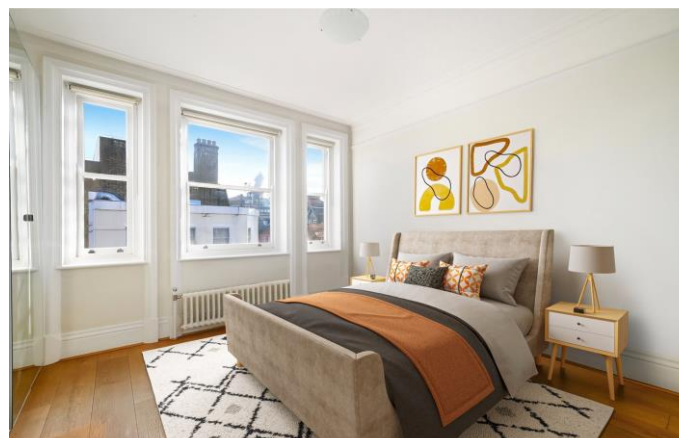
## LOCATION



MARYLEBONE SALES  
20A Paddington Street, W1U 5QP

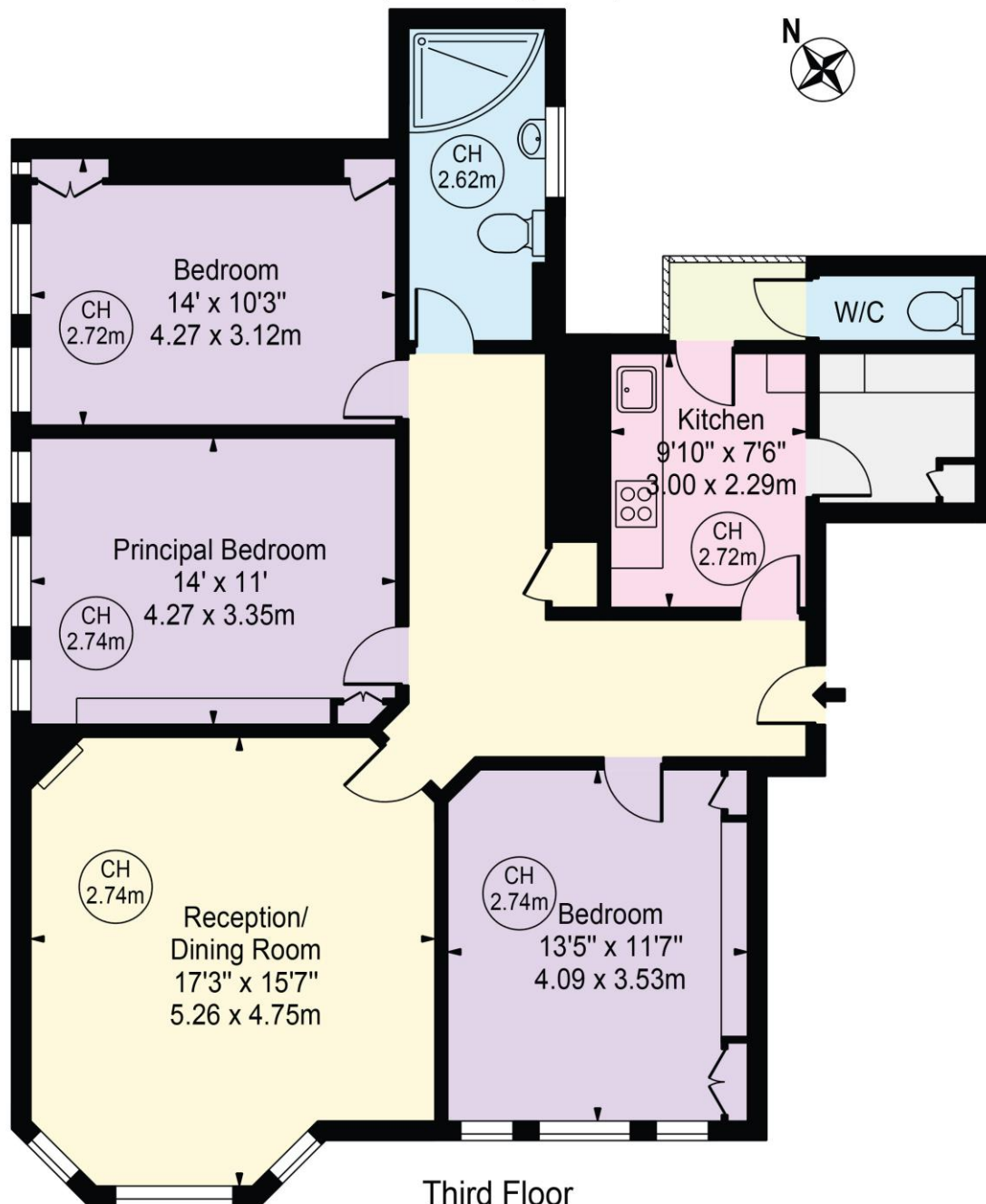
020 7486 6338  
sales.marylebone@bhhs-london.com





## TREBOROUGH HOUSE

Approx. Gross Internal Area 1069 Sq Ft - 99.31 Sq M  
(Excluding W/C)



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.  
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