

1 Bedroom Flat
Shroton Street
London NW1

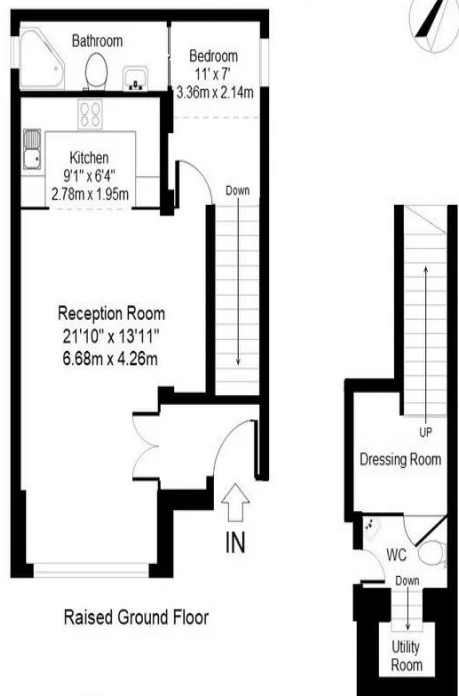
- Split Level One Double Bedroom
- Utility Room
- Furnished
- Very Close to LBS

Price: £600 pw / £2,600 pcm

Marylebone, NW1

Approx. Gross Internal Floor Area

667.4 SqFt - 62 SqM



Raised Ground Floor

Approx. Gross Internal Floor Area

667.4 SqFt - 62 SqM

Lower Ground Floor

For Illustration Purposes Only - Not To Scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

An amazing spacious fully modernised very bright one bedroom flat with an en-suite bathroom and additional WC situated on the raised ground floor of a periodic conversion located in Marylebone NW1. The apartment comprises of a large reception room, 6.68m x 4.26m with original wood flooring a fully equipped kitchen, double bedroom, high ceilings and two mezzanine area's offering ample storage. Double glazed throughout. There are stairs leading down to a utility room and storage. The property is close to both BNP Paribas and London Business School, Available from August 10th.

ML Estates wish to advise prospective purchasers that we have not checked the services or appliances. These particulars have been prepared as a guide only, any floor-plan or map is for illustrative purposes only. ML Estates, for themselves and for the vendors or lessors of this property whose agents they are given notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of ML Estates has any authority to make or give any representation of warranty in relation to this property.