

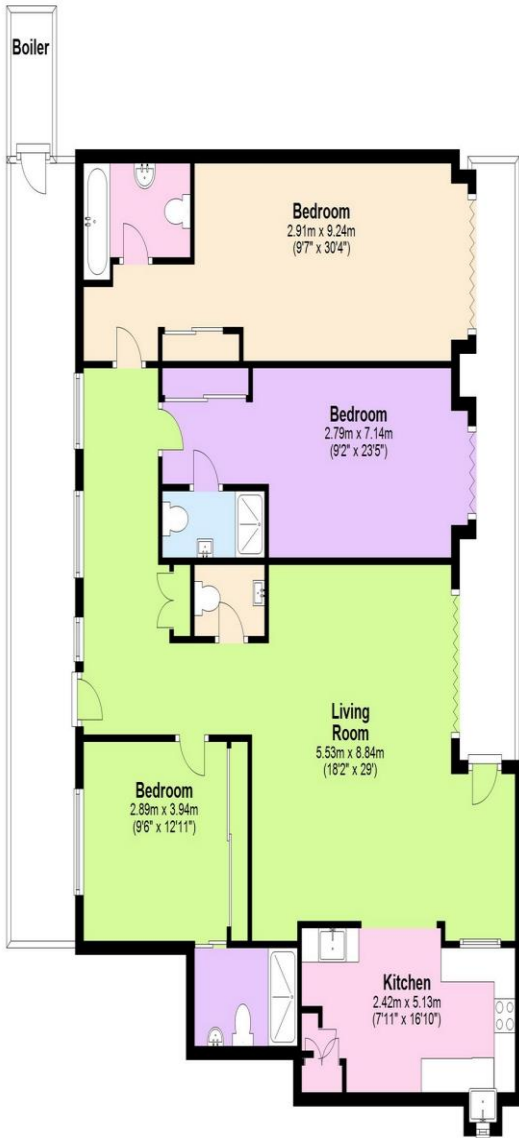


3 Bedroom Flat
Shroton Street
London NW1

- Recently refurnished
- Private entrance
- Patio
- Chain free

Asking price of £1,200,000
Long Lease

Approx. 124.2 sq. metres (1336.6 sq. feet)



Total area: approx. 124.2 sq. metres (1336.6 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Located on the lower ground floor of an imposing four-story Victorian building, this beautifully refurbished three-bedroom, three-bathroom apartment offers contemporary living in a prime Marylebone location. Designed with modern comfort in mind, the property features underfloor heating throughout, sleek tiled flooring, and a fully equipped contemporary kitchen complete with Siemens appliances. The spacious open-plan living area is enhanced by bi-folding doors, seamlessly connecting the indoors to a private patio, perfect for relaxation or entertaining. Situated just off Lisson Grove, this fantastic home is only moments from Marylebone train station, offering excellent transport links and easy access to the vibrant amenities of central London.

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.