



JEREMY JAMES

NOTTINGHAM PLACE, MARYLEBONE VILLAGE, LONDON W1



PRICE  
£2,750,000

TENURE  
Leasehold

COUNCIL TAX BAND  
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### DESCRIPTION

The lower ground floor currently set up as the master bedroom has been recently refurbished with bespoke built in wardrobes, en-suite bathroom benefiting from under floor heating and four ceiling surround sound speakers. As well as access to a tanked vault beneath the street.

The ground floor consists of reception room leading to a glass roofed office/dining room, kitchen. This new kitchen is designed and built by Williams Ridout with lacquered doors and solid olive wood top and olive wood trimmings with the lounge having four built in quality B&W ceiling speakers. There is also added benefit of a skylight to the rear of the kitchen.

First floor comprises of two further bedrooms, ensuite shower room and a further family bathroom. There are solid wooden floors throughout the entire cottage.

Nottingham Place is located moments away from Marylebone High Street and the green spaces of Regent's Park. Baker Street and Bond Street Underground Stations are also within close proximity.

### AMENITIES

3 Bedrooms

3 Bathrooms

Unique Cottage

EPC: C

Local Authority: City of Westminster

Moments from Marylebone High Street

Lease expires 28 March 2132 (109 years remaining)



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Service Charge: approximately £2,500 per annum



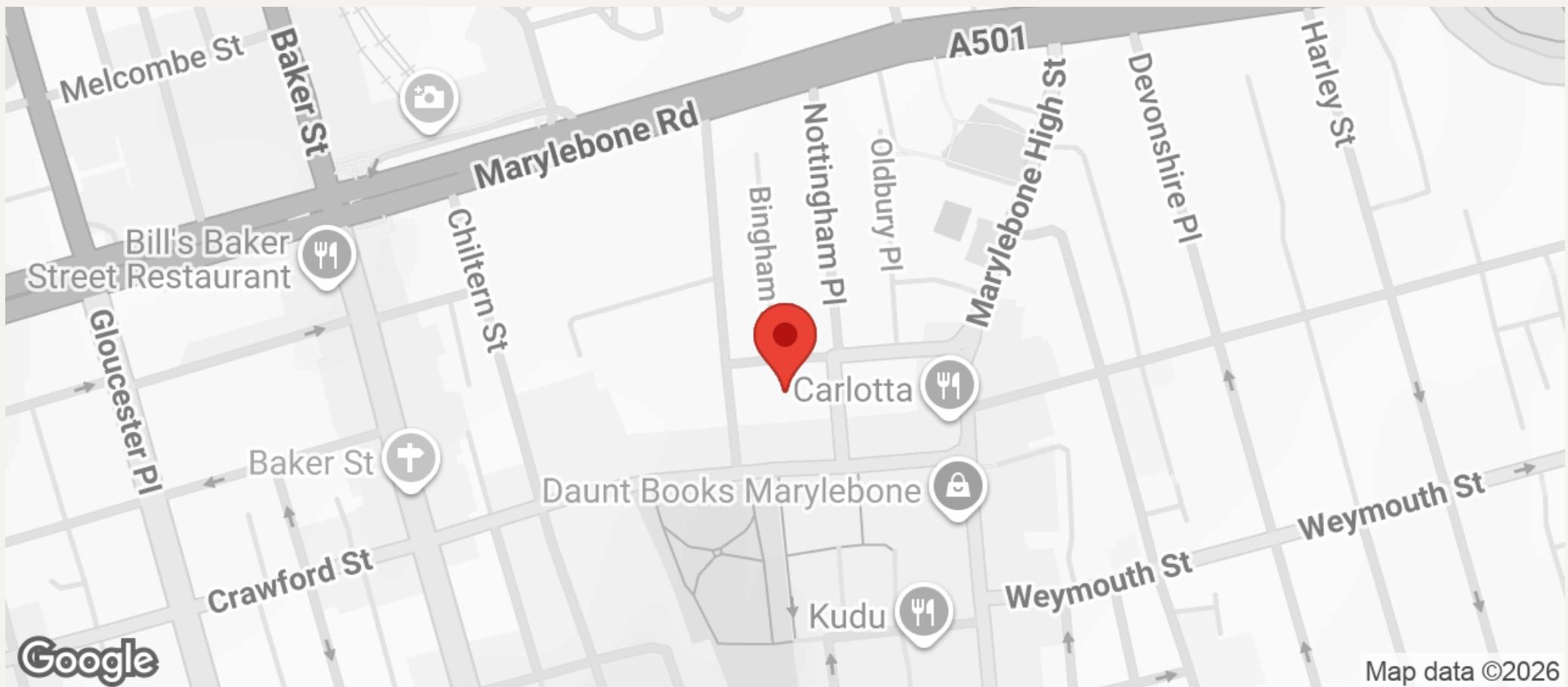
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