



KUBIE GOLD  
ASSOCIATES

## LINHOPE STREET MARYLEBONE NW1



- TWO BEDROOM HOUSE
- QUIET RESIDENTIAL STREET
- ROOF TERRACE

- EAT IN KITCHEN
- FREEHOLD
- CLOSE MARYLEBONE & BAKER STREET STATION

**£895,000 Freehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

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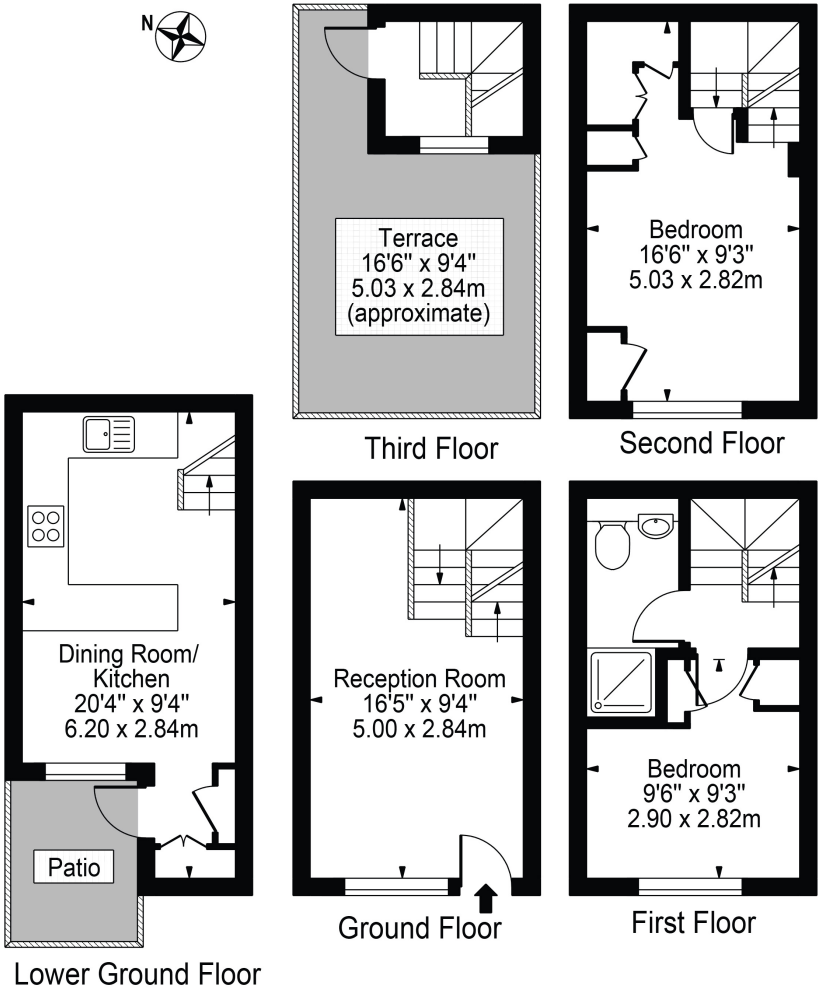
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Company Registration No. 7271501 registered in England and Wales



**Linhope Street, NW1**

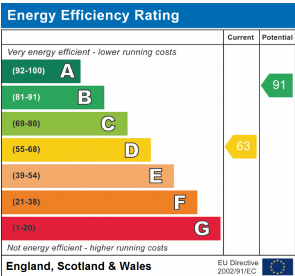
A two-bedroom freehold Georgian townhouse with roof terrace, set over four floors in the Dorset Square Conservation Area. Ideally located near Marylebone and Baker Street stations, Regent’s Park, and the shops and restaurants of Marylebone Village and the West End. Offered in good condition with planning permission in place for a roof extension.

**Linhope Street**  
Approx. Gross Internal Area 648 Sq Ft - 60.20 Sq M



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.



**TERMS**

**Tenure:**  
Freehold

**Service Charge:**  
N/A

**Ground Rent:**  
N/A

**Local Authority:**  
Westminster

**Tax Band:**  
Band E