

TO
LET



Flat J, 31 Devonshire Place, Marylebone, London W1G 6JJ

£3,250 p/w

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PROPERTY DESCRIPTION

A beautifully presented penthouse duplex set over the top two floors of a period building on Devonshire Place, right in the heart of Marylebone Village. With lift access, generous living space and a private terrace, this apartment is perfectly suited to a professional couple looking for a spacious and stylish home.

The upper floor offers an impressive reception room opening onto a private terrace, ideal for entertaining, along with a large kitchen open to the dining room and guest cloakroom.

The lower floor includes a generous principal bedroom suite plus two additional bedrooms suitable for a guest room, dressing room or home office, along with two modern bathrooms.

Ideally located just a short stroll from the boutiques, cafés, and restaurants of Marylebone High Street, the flat also benefits from excellent transport links via Baker Street and Marylebone stations. Both Regent's Park and Hyde Park are within easy walking distance, offering the best of London living in a prime central location.

EPC - TBC, Council Tax Westminster - Band H, Security Deposit - 6 weeks rent. Gas, Electricity, Water and Sewerage - all mains connections. Gas Central Heating, Broadband: FTTC, Mobile - good coverage, Parking - Residents permit required from Westminster Council.

Living room leading to private terrace, dining room open to eat in kitchen, 2 king size bedrooms, 2 bathrooms (1 en suite), home office / bedroom 3, guest cloakroom, good storage throughout



ACCOMMODATION

- Living Room leading to Private Terrace
- Dining Room Open Plan to Kitchen
- Two King Size Bedrooms
- Two Bathrooms (One En Suite)

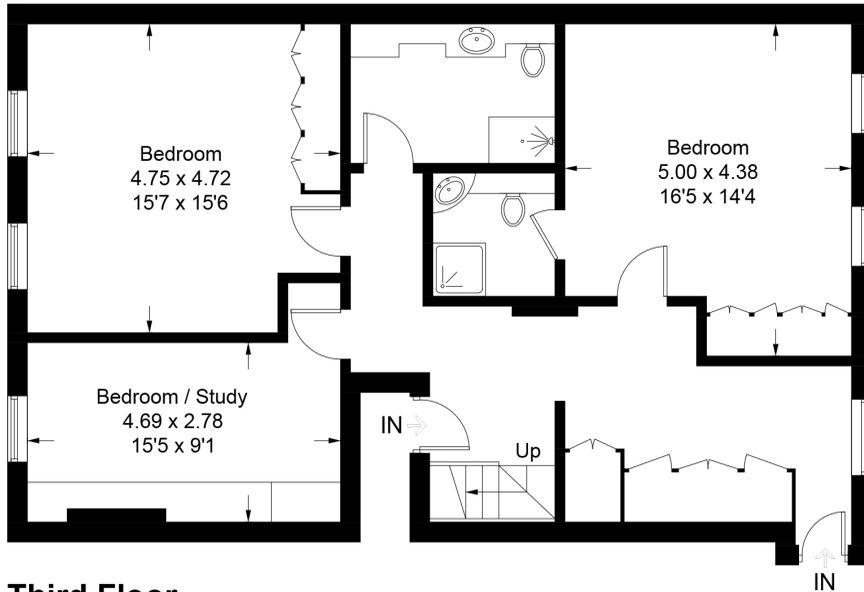


- Home Office / Bedroom 3
- Guest cloakroom
- Good Storage Throughout

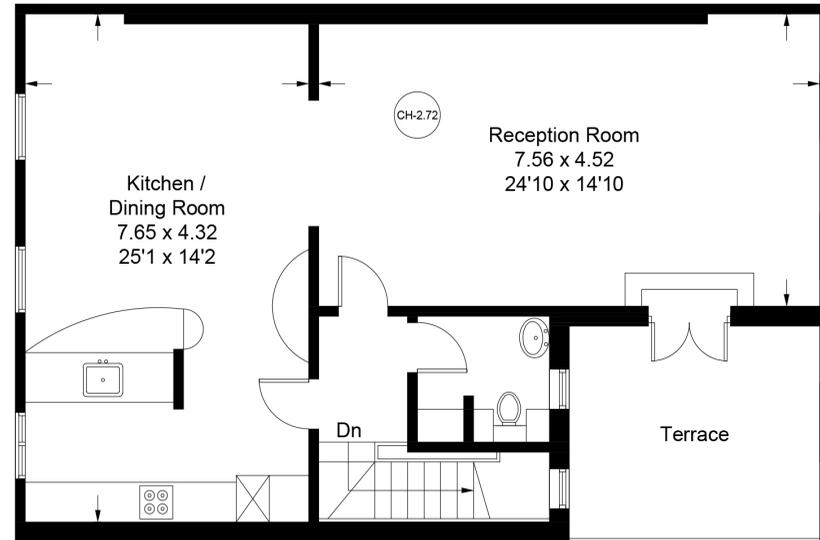


Devonshire Place

Approximate Gross Internal Area = 169.0 sq m / 1819 sq ft



Third Floor



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260030)

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