



# Broadley Terrace, Marylebone, NW1

Asking Price: £1,200,000

Benham  
& Reeves



# Broadley Terrace, Marylebone, NW1

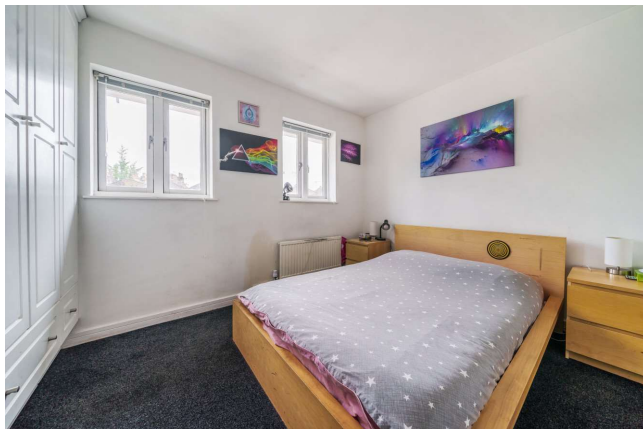
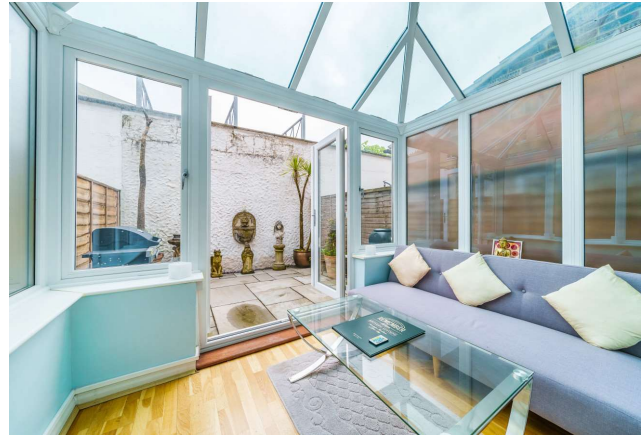
 2 Bedroom (s)  2 Bathroom (s)  Freehold

An extremely well presented contemporary town house, arranged over three floors and forming part of a highly sought-after secure gated development.

The property is offered in excellent decorative order with modern kitchen and bathrooms and offers flexible accommodation. The house is currently configured as two double bedrooms with two bathrooms, although a third bedroom could be made from the current study. The garage has been repurposed into a music room/gym. There is a bright conservatory leading to a private patio garden and an additional south facing balcony off the reception room.

Broadley Terrace is extremely well located moments from Marylebone main line station and the open spaces at Regent's Park. Baker Street station (Metropolitan, Jubilee, Circle, Hammersmith & City and Bakerloo lines, Zone 1) is also close by. Residents enjoy use of an indoor swimming pool and gymnasium and porterage.





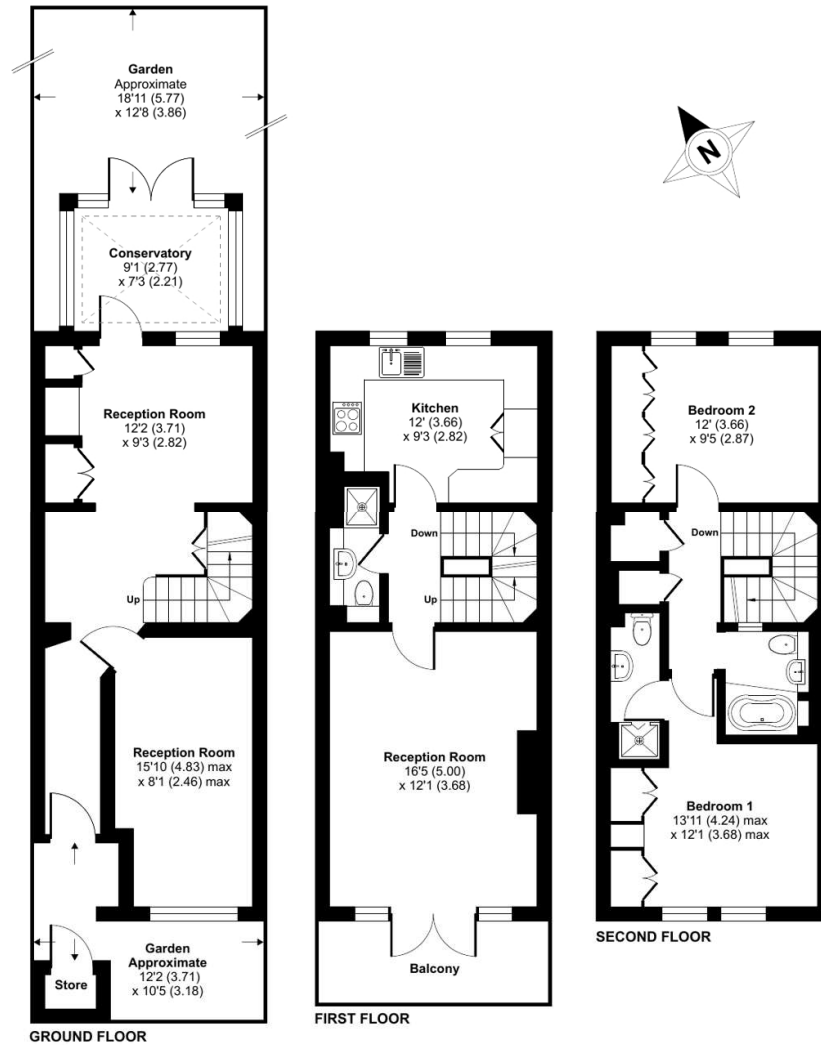
## Property Features:

- 2 Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Reception Room
- Fitted Kitchen
- Study/Bedroom 3
- Conservatory
- Playroom/Gym (Formerly garage)
- Porterage
- Swimming Pool
- Gymnasium

## Broadley Terrace, London, NW1

Approximate Area = 1258 sq ft / 116.8 sq m (excludes store)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,200,000
Tenure:	Freehold
Service Charge:	£4,900 approx. (per annum) from 03.2023 to 03.2024

## Viewings:

All viewings are by appointment only through our Hampstead Office.

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W: [www.benhams.com](http://www.benhams.com)

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