

HALLAM STREET, MARYLEBONE, LONDON W1

£810 PW



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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### PROPERTY DESCRIPTION

Excellent Two Bedroom Apartment in Prestigious Portered Mansion Block in Marylebone.

This beautifully presented two-bedroom apartment is set within an elegant red-brick portered mansion block in the heart of Marylebone. This bright and spacious apartment offers well-balanced accommodation with an abundance of natural light throughout.

The property comprises two generously sized double bedrooms, a modern bathroom, a fully integrated kitchen, and a spacious reception room with a dedicated dining area, ideal for both relaxing and entertaining.

The apartment is well maintained and benefits from a 24-hour porter, providing both convenience and security.

Ideally positioned within easy reach of the excellent amenities, boutique cafes, restaurants, and transport links of Marylebone and the West End, this property offers an exceptional opportunity to enjoy central London living in one of the capital's most desirable locations.

#### Living in Marylebone

Marylebone is one of Central London's most sought-after neighbourhoods, renowned for its elegant Georgian architecture, charming village atmosphere, and exceptional lifestyle offering. At the heart of the area is Marylebone High Street, widely regarded as one of London's finest high streets, featuring an excellent selection of boutique shopping, independent stores, artisan cafés, stylish restaurants, and renowned dining destinations.

The area offers a unique blend of luxury living and community charm, with a vibrant calendar of local events including the Marylebone Summer Festival, Christmas Lights celebrations, farmers' markets, and cultural exhibitions throughout the year.

Residents benefit from excellent transport connections, with easy access to Baker Street, Bond Street, Marylebone, and Oxford Circus stations.

Marylebone is also perfectly positioned for access to Regent's Park, one of London's most beautiful Royal Parks, offering approximately 395 acres of landscaped gardens, open green spaces, sports facilities, and the stunning Queen Mary's Gardens. The park is home to the world-famous Frieze Art Fair each October as well as London Zoo, making the area ideal for those seeking a balance of city living, culture, and outdoor lifestyle.

The neighbourhood is also known for its outstanding educational institutions, prestigious medical facilities including the Harley Street district, and a strong sense of privacy and security, making it highly desirable for both families and professionals alike.



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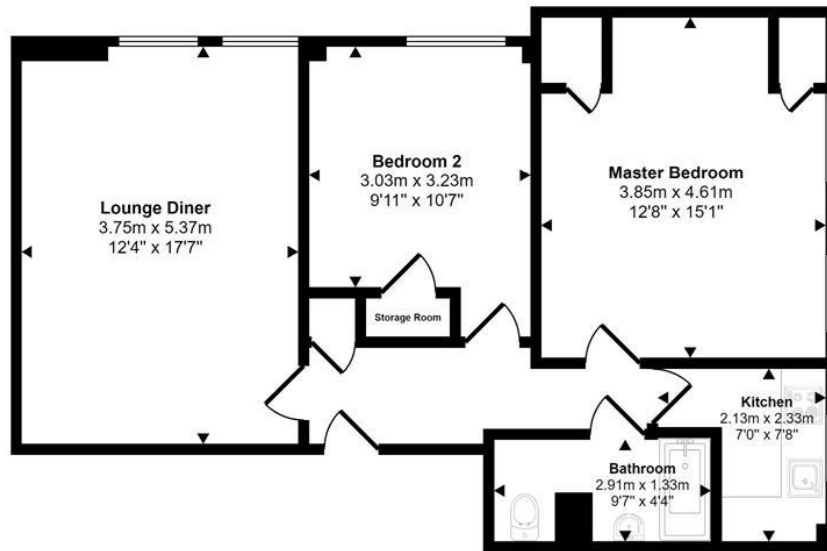


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Approx Gross Internal Area  
65 sq m / 704 sq ft



### Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</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 &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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