



**Balcombe Street, Marylebone, NW1**

Kinleigh Folkard & Hayward







**Balcombe Street,  
Marylebone, NW1**  
**£2,000,000**  
**Leasehold**

ceiling height windows. The property is located on Balcombe Street, which is close to Regents Park and within walking distance of both Baker Street and Marylebone Stations and the extensive shopping, travel and leisure facilities of the West End.

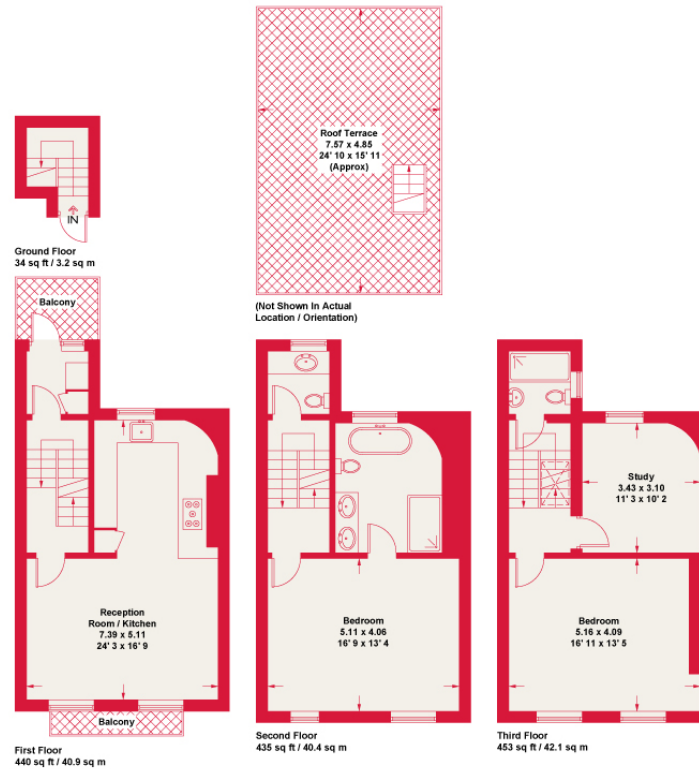
- Reception room
- Kitchen
- Three bedrooms
- Two bathrooms
- Roof terrace
- Recently refurbished
- EPC rating D

A truly special and unique three-story residence carved out of a Georgian house. This stunning three bedroom maisonette retains numerous original features such as high ceilings and floor to

For more information or to arrange a viewing please contact:

**Marylebone**  
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**Approximate Gross Internal Area = 1362 sq ft / 126.6 sq m**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

