



A rare family home in the heart of Marylebone

Balcombe Street, London, NW1

£2,950,000 Freehold



Exceptionally presented Grade II Listed 4 bedroom house

- Delightful Period features throughout
- Incredibly bright double reception room • Traditional library
- Large eat in kitchen • Freehold

Local Information

Balcombe Street is a quiet residential road located to the west of Regent's Park and just north of Dorset Square. The house is approximately 0.1 miles from Marylebone Station (National Rail & Tube Stations) and approximately 0.3 miles from Baker Street Station.

The cafe's, shops, restaurants and stylish amenities of Baker Street & Marylebone High Street are just approximately 0.3 and 0.6 miles away respectively and the open green spaces of Regent's Park are approximately 0.4 miles away.

About this property

A truly elegant family home that has been finished to a contemporary yet classical standard. This gorgeous Grade II listed Georgian town house boasts original period features throughout and comprises of an incredibly bright reception room, an impressive library/home office, a superb eat-in kitchen with all modern appliances. Principal bedroom suite with excellent wardrobe space, situated on the top two floors of the house, three further bedrooms one of which profits from an en-suite shower, a family bathroom and a lovely conservatory/second office. The property further benefits from two large vaults situated off the kitchen and it's truly desirable location.

Tenure

Freehold

Local Authority

Westminster City Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills St. John's Wood & Regent's Park Office.

Telephone: +44 (0) 20 3043 3600.



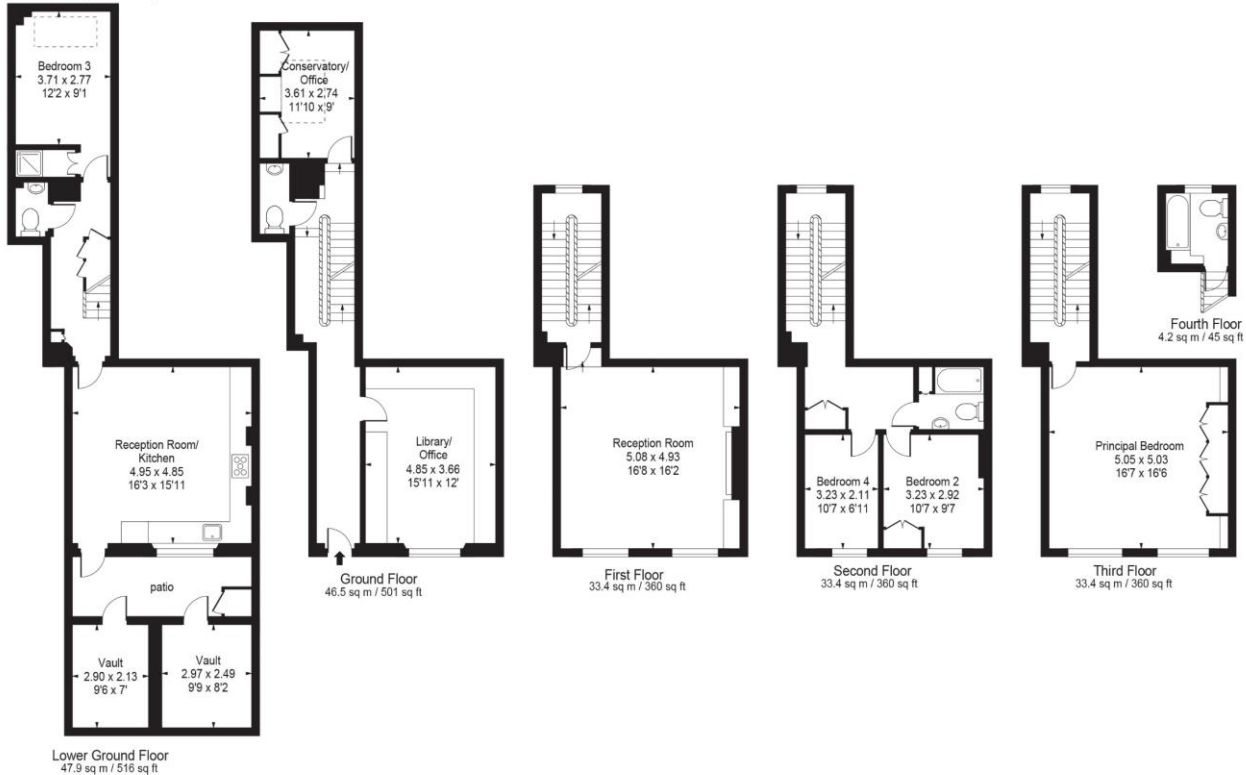



Balcombe Street, London, NW1
Gross Internal Area 2142 sq ft, 199 m²

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Balcombe Street
Gross Internal Area(Approx)
House = 199.0 Sq m / 2142 Sq ft
(Excluding Vaults)
Vaults = 13.5 Sq m / 145 Sq ft
Total = 212.5 Sq m / 2287 Sq ft
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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