



Beautiful Grade II Listed Duplex
Overlooking Dorset Square

DORSET SQUARE

MARYLEBONE, NW1

Asking Price
£2,250,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LONDON

PROPERTY DETAILS

Guide Price £2,250,000	Square Footage 1581
Council Tax Band G	EPC E
Ground Rent £500 pa	Service Charge £1250 pa
Tenure Share of Freehold	

This spacious, characterful, 3/4 bedroom apartment is arranged over the top two floors of a Georgian Grade II listed building. Many of the original listed architectural features are retained and the accommodation flows and works naturally with the original Georgian layout.

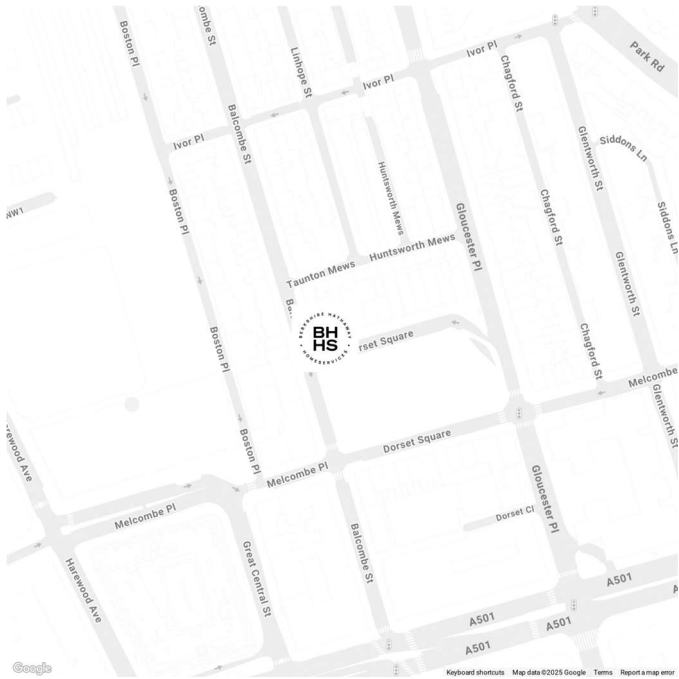
The apartment is accessed from the original Portland stone stairs. Upon entry on the second floor, there is a bright reception Room, south facing and overlooking the sylvan garden of Dorset square. The reception room is flooded with natural light and also benefits from dual aspect. The grand reception room is linked to a good-sized eat in kitchen/dining-room with bi-folding double doors to create a separation if required. In addition, there is a large study with original chimneypiece (or additional Bedroom) overlooking the garden square. Also, on the second floor is a separate guest cloakroom and utility Room, with additional storage.

Dorset Square is a sought after location, perfectly situated between Marylebone Station and Baker Street Station, within a short walk of the green spaces of Regents Park and the amenities of Baker Street and Marylebone High Street.

FEATURES

Four Bedrooms
One Reception Room
Two Bathrooms
Upper Floor
Communal Gardens
Period
Communal Gardens

LOCATION



MARYLEBONE SALES
20A Paddington Street, W1U 5QP

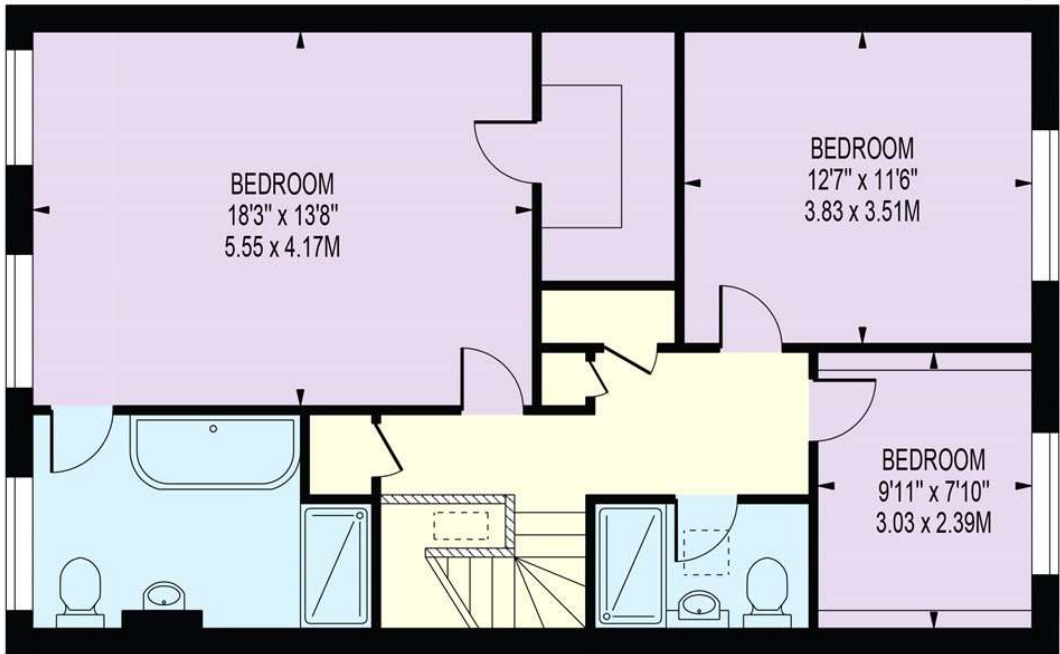
020 7486 6338
sales.marylebone@bhhs-london.com



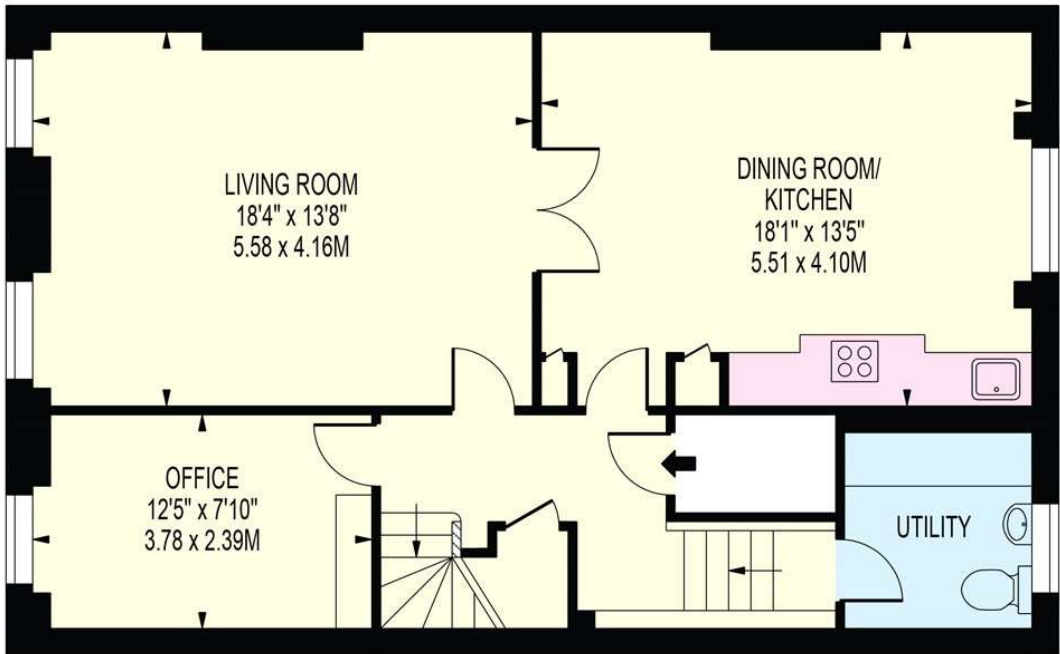
FLOORPLAN

DORSET SQUARE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1581 SQ FT - 146.88 SQ M



THIRD FLOOR



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.