

**£1.100,000**

**Broadley Street, Marylebone, NW8**



3 Bedrooms



2 Bathrooms



2 Receptions



Patio Garden

### Unmodernised Victorian Terraced House in Broadley Street. NW8

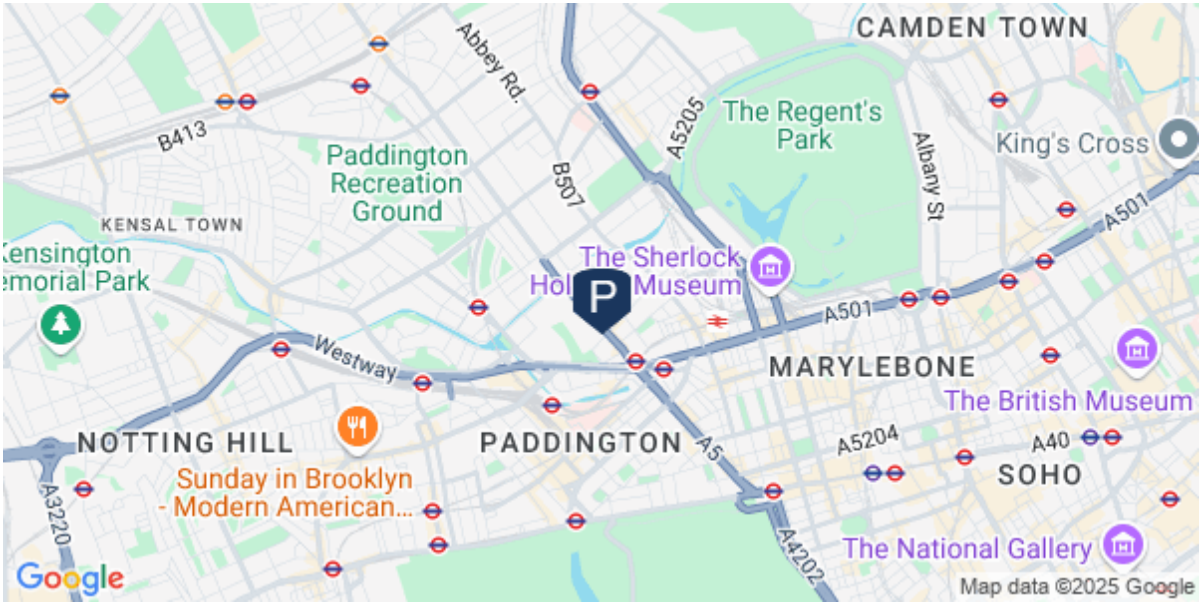
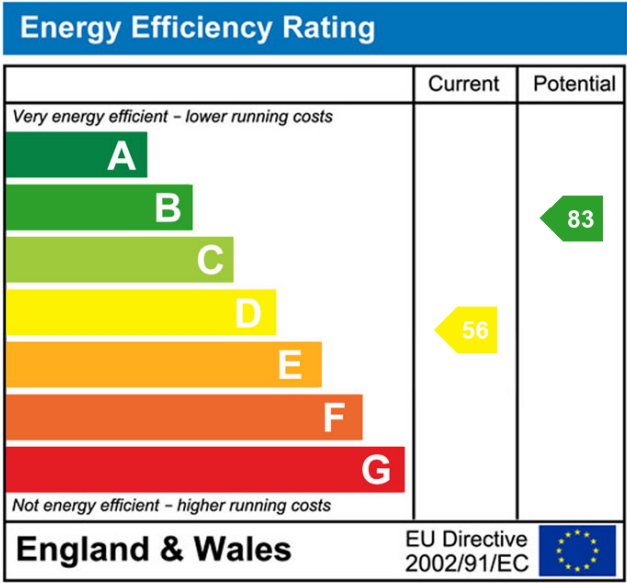
A chance to purchase this terraced house in need of total refurbishment. Set over 3 floors and totalling approximately 1016 sq ft - 94.4m<sup>2</sup>.

Ideally located on Broadley Street, just off the Edgware Road. With a direct route to Marble Arch. Located near to Marylebone Main Line Station, Edgware Road and Baker Street Underground Stations. Easy access to the A40. Good range of local shops close by.

- ✓ Unmodernised Property
- ✓ Freehold
- ✓ 2 Reception Rooms
- ✓ 2 Kitchens
- ✓ Bathroom/wc
- ✓ Shower Room /wc
- ✓ 3/4 Bedrooms
- ✓ Gas Central Heating
- ✓ Private Patio
- ✓ Great Potential

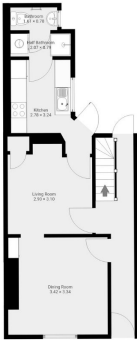






<b>PARK</b>	Broadley Street, NW8 Date of Illustration: 19/02/2025	Approx. Gross Internal Area 1016.1ft <sup>2</sup> / 94.4m <sup>2</sup>
<b>ESTATES</b>		

Ground Approx. Gross Internal Area  
401.49ft<sup>2</sup> / 37.3m<sup>2</sup>



First Floor Approx. Gross Internal Area  
302.46ft<sup>2</sup> / 28.1m<sup>2</sup>



Second Floor Approx. Gross Internal Area  
311.07ft<sup>2</sup> / 28.9m<sup>2</sup>



\*Approx. Gross Internal Area excludes restricted head height areas



Disclaimer: These floor measurements are provided as an approximation and are for illustrative purposes only. They are not intended to be used for legal or regulatory purposes. For full details, please refer to the full floor plan and the full floor plan and the full floor plan.