

£1.100,000

Broadley Street, Marylebone, NW8



3 Bedrooms



2 Bathrooms



2 Receptions



Patio Garden


Unmodernised Victorian Terraced House in Broadley Street. NW8

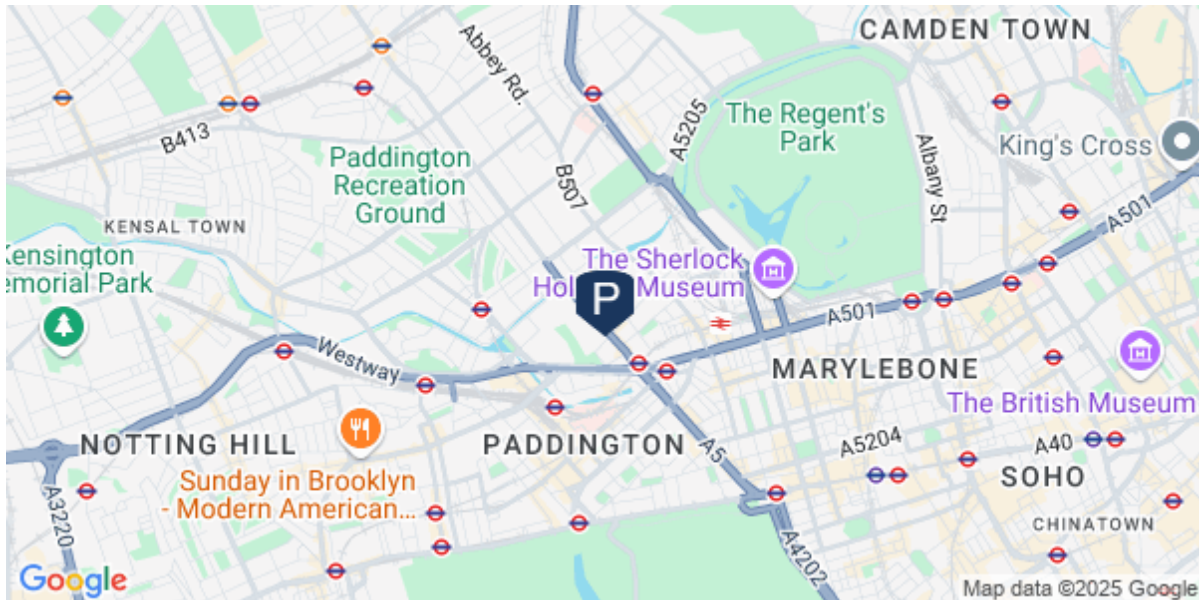
A chance to purchase this terraced house in need of total refurbishment. Set over 3 floors and totalling approximately 1016 sq ft - 94.4m2.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		83
C		
D	56	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PARK
ESTATES

Broadley Street, NW8
Date of Illustration: 19/02/2025

Approx. Gross Internal Area
1016.1ft² / 94.4m²

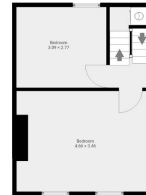
Ground Approx. Gross Internal Area
401.49ft² / 37.3m²



First Floor Approx. Gross Internal Area
302.46ft² / 28.1m²



Second Floor Approx. Gross Internal Area
311.07ft² / 28.9m²



*Approx. Gross Internal Area excludes restricted head height areas



Disclaimer: Floor plan measurements are provided as an approximate guide only. They are not intended to be used for legal or regulatory purposes. Please contact the agent for more information. Measurements are taken from the internal face of the walls. Measurements are taken from the internal face of the walls. Measurements are taken from the internal face of the walls.