



## Flat 801, Belvedere Heights, 199 Lisson Grove, London, NW8 8HZ

£3,100 PCM Unfurnished

- Three Bedrooms • Central Heating • Double Glazed • Lift • Gym Access • Allocated Parking • Concierge • Short Walk to Public Transport

An eighth floor three bedroom apartment with lift access ideally located for Regents Park and a short walk from Marylebone rail and underground station. The generous accommodation includes an open plan living room with archway into a fully fitted kitchen including appliances, three double bedrooms, two with en-suites and a family bathroom. Other features include central heating, double glazing, allocated parking space, gym access, concierge and porter on communal grounds. Council tax band G. Based on the rent of £3,100.00 a deposit of £3,576.00 will be required (equivalent of five weeks rent). Available from 1st September 2025 on a 12 month tenancy.



SCAN TO APPLY  
[www.rwhitley.co.uk/tenancy-application/](http://www.rwhitley.co.uk/tenancy-application/)

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



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**RWHITLEY**  
Est. 1938 & CO



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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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