



## Nottingham Place, London W1U

£8,500 Per Month

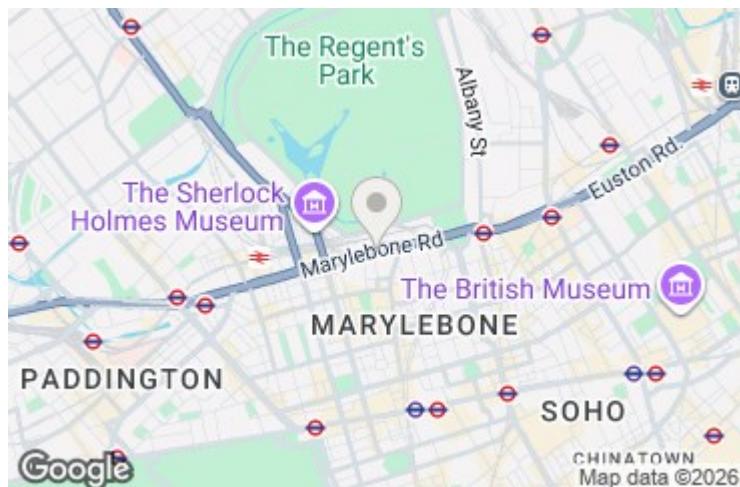
Rarely available to the market, this stunning and exceptionally bright four-bedroom, two-bathroom split-level maisonette is arranged over the ground and first floors and set on one of Marylebone's most sought-after roads. The property has been renovated throughout to an extremely high standard and offers generous, well-balanced living space.

The accommodation comprises an impressive 23-foot reception room with elegant parquet wood flooring, opening seamlessly into a fully fitted kitchen ideal for both everyday living and entertaining. The principal bedroom features a spacious en-suite shower room and a private front-facing balcony, while the second double bedroom benefits from built-in wardrobes and a Juliette balcony. There are two further well-proportioned bedrooms, excellent built-in storage throughout and a guest WC.

Nottingham Place is a charming and attractive street, moments from the open spaces of Regent's Park and within easy reach of everything London has to offer. A wide selection of shops, cafés, and restaurants are close by with Baker Street Underground Station nearby and Marylebone mainline station just a short walk away.

Available: 31st January 2026 | Offered: Unfurnished  
EPC Rating: D | Council Tax: Westminster Band G

# Nottingham Place, London W1U



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales	EU Directive 2002/91/EC		



## PROPERTY PHOTO PLANS.CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Est. 1995

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.4cm (centimeters), 1m (one meter) = 3.29'(feet)