

The Eliot, The Broadley, Marylebone, NW8

Asking Price: £1,215,500

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Photos for reference only

Introducing The Broadley, a striking new residential address perfectly positioned in the heart of Marylebone, one of central London's most established and characterful neighbourhoods.

This two bedroom, two bathrooms with a large terrace apartment is located on the 6th floor of a 13-storey building and offers approximately 754 square feet of thoughtfully designed internal space. The apartment features a bright open-plan reception and dining area with large windows allowing for excellent natural light, alongside a contemporary fully integrated kitchen finished with high-quality appliances and modern cabinetry, creating a comfortable and functional living environment.

Residents at The Broadley benefit from an exceptional range of private amenities including a 24-hour concierge, private screening room, residents lounge and co-working space, and a fully equipped gym powered by Peloton with dedicated Peloton suite. The development also offers beautifully landscaped gardens and a terrace, providing a peaceful retreat within the city. The building's distinctive red-brick façade and elegant arches draw inspiration from Marylebone's Georgian and Victorian architectural heritage, while the interiors reflect a refined balance of craftsmanship and contemporary design.

The development enjoys excellent connectivity, with Edgware Road Station, Marylebone Station, and Paddington Station all within walking distance, providing access to the Bakerloo, Circle, District and Hammersmith & City lines as well as National Rail services. From Paddington, the Elizabeth line offers fast connections across London and direct links to Heathrow Airport, ensuring convenient travel throughout the capital and beyond.







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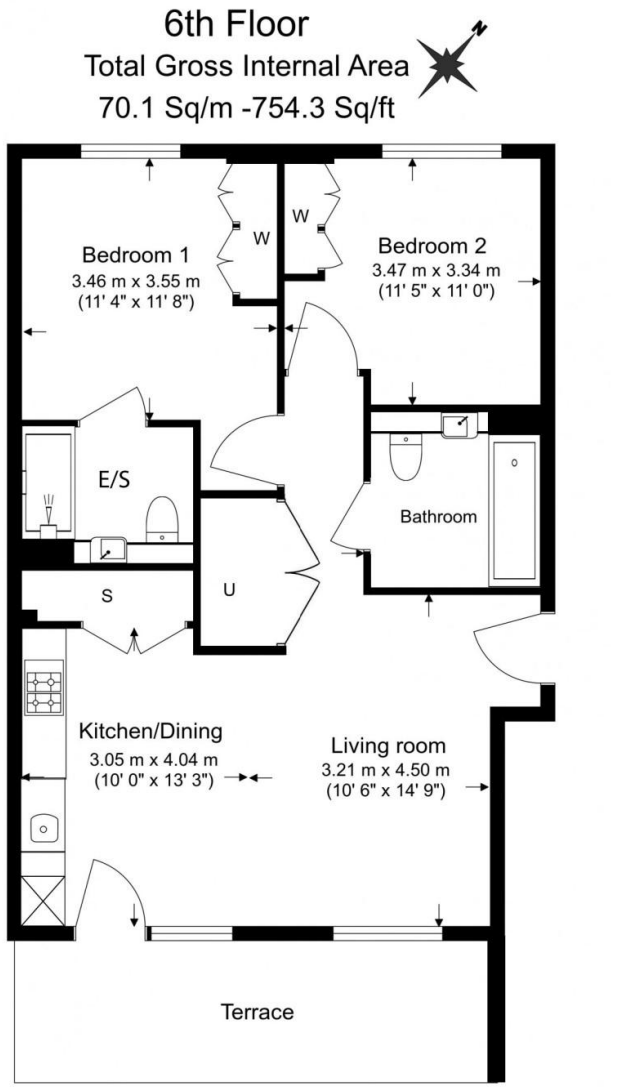




Property Features:

- Completing Q2/3 2030
- Two Bedrooms
- Two Bathrooms
- 6th Floor
- 754 Square Feet (Approx.)
- Large Terrace
- Concierge, Residents' Gym and Swimming Pool, Cinema
- Edgware Road Station, Marylebone Station and Paddington Station

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,215,500
Tenure:	Leasehold Expires 11/03/3020 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£5,142.30 (per annum) to June 2027 - Updated annually
Anticipated Rent:	£4,300.00 pcm Approx. 4.2% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN260035

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