

The Eliot, The Broadley, Marylebone, NW8

Asking Price: £1,326,500

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

Photos are 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 bathroom duplex apartment is arranged across the 10th and 11th floors of a 13-storey building and offers approximately 907 square feet of thoughtfully designed internal space. The lower level 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. This level also includes a bathroom and access to a private balcony, creating an ideal setting for both everyday living and entertaining. The upper level comprises two spacious bedrooms and a second bathroom, as well as access to an additional private balcony, providing outdoor space on both floors and a well-balanced layout throughout the home.

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 a dedicated Peloton suite. The development also offers beautifully landscaped communal gardens and terraces, 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:

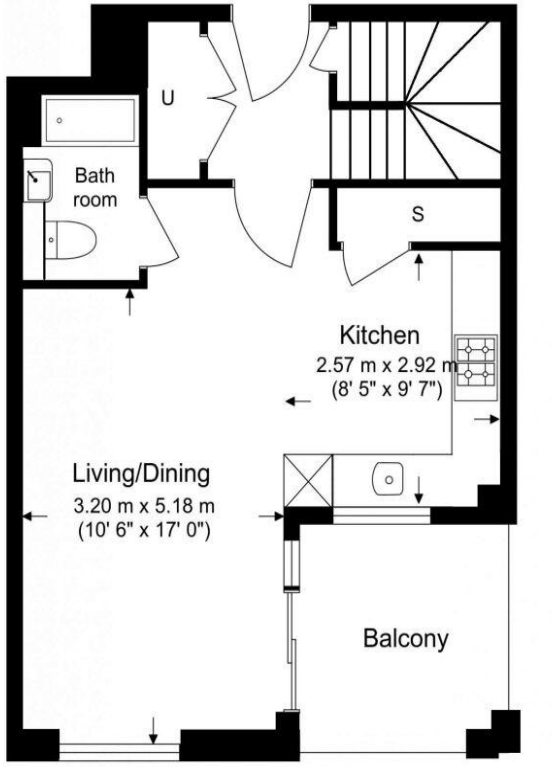
- Completing Q2/3 2030
- Two Bedrooms
- Two Bathrooms
- Duplex
- 10th Floor
- 907 Square Feet (Approx.)
- Two Private Balconies
- Concierge, Residents' Gym and Swimming Pool, Cinema
- Edgware Road Station, Marylebone Station, and Paddington Station

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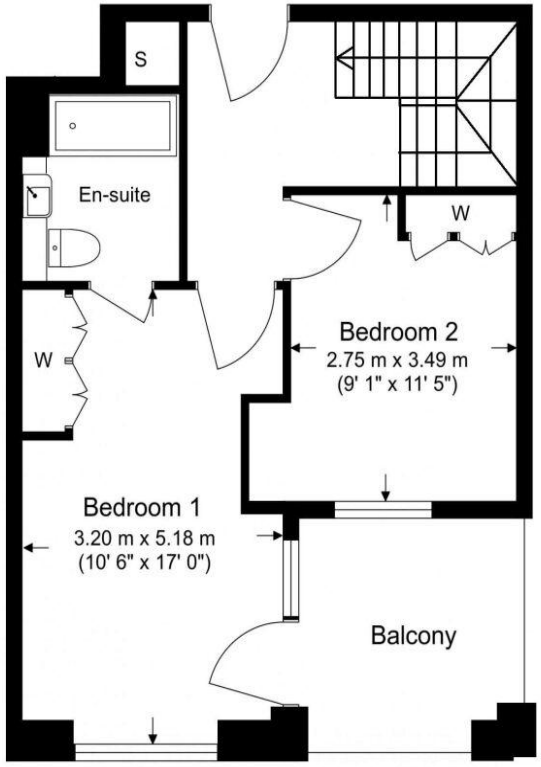
10th Floor

Total Gross Internal Area

84.3 Sq/m - 907.2 Sq/ft



Lower floor



Uper floor

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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:	£1,326,500
Tenure:	Leasehold Expires 11/03/3020 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£6,185.75 (per annum) to June 2027 - Updated annually
Anticipated Rent:	£4,800.00 pcm Approx. 4.3% Yield

Viewings:

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

Our reference: KEN260036

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