



Lisson Courtyard, Marylebone **NWI**



Lisson Courtyard, Marylebone NW1

A stunning duplex penthouse apartment laid out across the third and fourth floors of a prestigious new development in Marylebone. This modern, stylish home has been finished to the highest standards and comprises two spacious bedrooms; the principal bedroom with a walk-in wardrobe on the fourth floor and an additional bedroom on the third floor. The reception room, open plan kitchen, and dining area offer a luxurious entertaining space. Lisson Street benefits from an excellent location, being minutes away from the array of amenities Marylebone and Mayfair and the greenery of Regent's Park. There are excellent transport links from Edgware Road, Marylebone and Baker Street. The rental income of the property is £92,500 per annum.



Offers in excess of: £2,100,000

Tenure: Leasehold: approximately 999 years remaining

Service charge: £6,135.per annum, reviewed every year, next review due 2024

Ground rent: £1,500 per annum, next review due in 2047

Local authority: City of Westminster

Council tax band: G





PENTHOUSE SPECIFICATION

Courtyard & Entrance Lobby

- Contemporary Gates
- Video Entry Integrated System
- Landscaped Courtyard Garden
- Contemporary lighting with uplighters
- Resin Bound surface Private Lift access
- ENTRANCE LOBBY**
- Glazed entrance door
- Raised Coffered ceilings with recessed LED lighting
- Brown Emprador Marble flooring set within solid walnut wood border
- Lift with access control

Penthouse Entrance Lobby & Hallway

- Pietra /Marquina Marble flooring
- Bespoke Solid Doors with Banham locks
- Warm mood LED lighting
- Italian Grey Embossed stone wall
- Armani Grey Limestone staircase with glass balustrading
- Double height Imperial Royal Stone wall feature with LED lighting
- Marble and Wood flooring
- Solid Dark Oak stained double doors with glass panels
- Hand finished solid brass bar handles in medium bronze finishes

Formal Area

- Floor to ceiling windows overlooking the courtyard
- Dressed with Silky Voile wave curtains
- Recessed LED wall features
- Coffered ceilings with LED recessed spotlights
- Two speakers integrated with AV system
- Bespoke interior designed furniture with contemporary luxurious furnishings
- Wedgewood design wool rug

Living Area

- Recessed LED wall features and coffered ceilings with LED and recessed spotlights
- Two speakers integrated with AV system
- Bespoke Walnut shelves
- Cabinetry with LED lighting
- L-Shaped Sofa with contemporary fabric and generous seating

Kitchen /Dining Area

- Open plan kitchen / dining design draws on warm timber, dark stones and rich metal to capture the contemporary feel
- Floor to ceiling Windows with a sliding door that opens to the terrace
- Dressed with Silky Voile wave drapes
- Double height ceiling with Skylights
- Pocket Closing Bi-folding door system to conceal the kitchen counter
- Bespoke Solid Brass bronze polished handles
- LED Lighting**
- DINING AREA**
- Solid Wood Dark Wengi Walnut dining table with bronze edging seats 6
- 6 bespoke contemporary dining chairs upholstered in Italian grey fabric

Kitchen Island

- Kitchen Island - Biagio Blue Quartzite Stone in Leather Finish
- Unique Rich natural stone with deep colours and natural crystals
- Pietra Bronze Grey Polished Marble worktop with Blanco sink
- Miele Hob with built in extractor system with WI-FI Connect
- Miele Oven with WI-FI Connect LED lighting
- Miele Combi microwave and oven
- Striking royal yellow and textured grey fabric bar stools with brushed brass frames

Primary Bedroom

- Recessed LED Lighting
- Floor to Ceiling sliding windows with Silky Voile drapes
- Contemporary Designed Velvet/Leather upholstered paneled headboard
- Super King size bed
- Contemporary furniture – bedside tables, bench, armchair with foot rest
- Patterned natural wool rug
- DRESSING AREA**
- Paneled dressing area
- Contemporary Wardrobe with LED lighting
- 4m hanging space, extra shelving & glass drawers

Bedroom 2

- Recessed Track lighting
- Windows with sliding door overlooking the courtyard
- Contemporary Open wardrobe with glass drawers and shoes
- Storage with LED lighting
- Paneled floor to ceiling upholstered headboard
- King size upholstered bed in matching fabric
- Italian merino upholstered arm chair and grey console table

Bathrooms

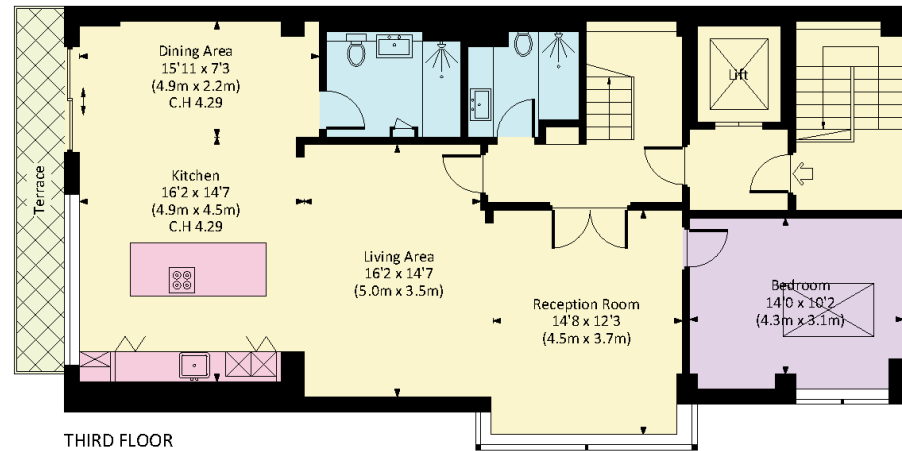
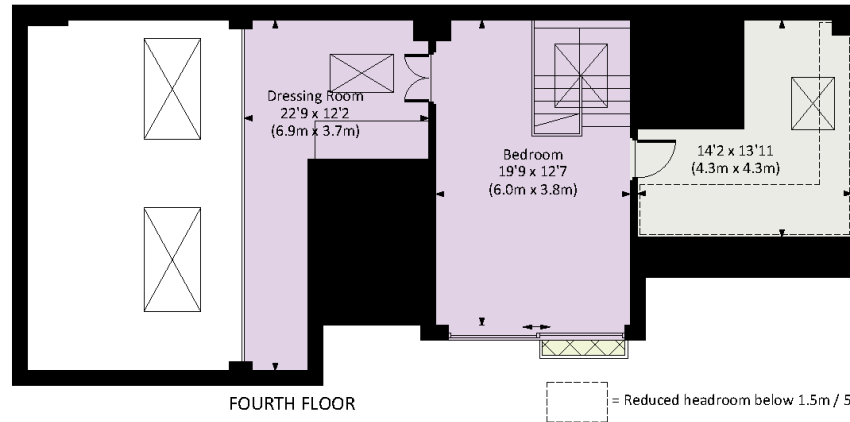
- Luxurious Marquina & Pietra Marble vanity units
- Dornbracht & Hansgrohe fittings
- Wall hung toilets with geberit flush plates
- Under floor heating
- Full length mirrors with LED lighting
- Limestone and Marble clad walls
- Rain showers recessed in the ceilings
- Recessed marble LED lighting features and speakers integrated with the AV system

Technology

- Control 4 AV system integrated with speakers fitted in all rooms
- Controls Music, lighting air-conditioning
- App based system fully integrated with streaming apps
- Centrally air-conditioned with 3 zones controlled by Daikin & Mitsubishi units
- BPT entry system linking to the Courtyard gate and entrance door
- Wireless electric lighting and bronze plated wireless switches

LISSON STREET, NW1

Approx. gross internal area
 1682 Sq Ft. / 156.3 Sq M.
 71 Sq Ft. / 6.6 Sq M. Reduced Headroom
 1753 Sq Ft. / 162.9 Sq M. Inc Reduced Headroom / Excluding Lift



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Marylebone
 Unit 49
 55 Baker Street
 London W1U 8EW
knightfrank.co.uk

I would be delighted to tell you more
Daniel Sugarman
 +44 20 7861 1224
daniel.sugarman@knightfrank.com



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