



ROBERT ADAM STREET

Marylebone, WIU



A BRIGHT AND MODERN HOME IN THE HEART OF MARYLEBONE

Discover modern elegance in this duplex maisonette on Robert Adam Street, London. Spanning two levels, the property offers spacious living areas bathed in natural light.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 159 years remaining

Service charge: £2,419 per annum. Please note that we have been unable to confirm the date of the next review.

You should ensure that you or your advisors make your own enquiries.

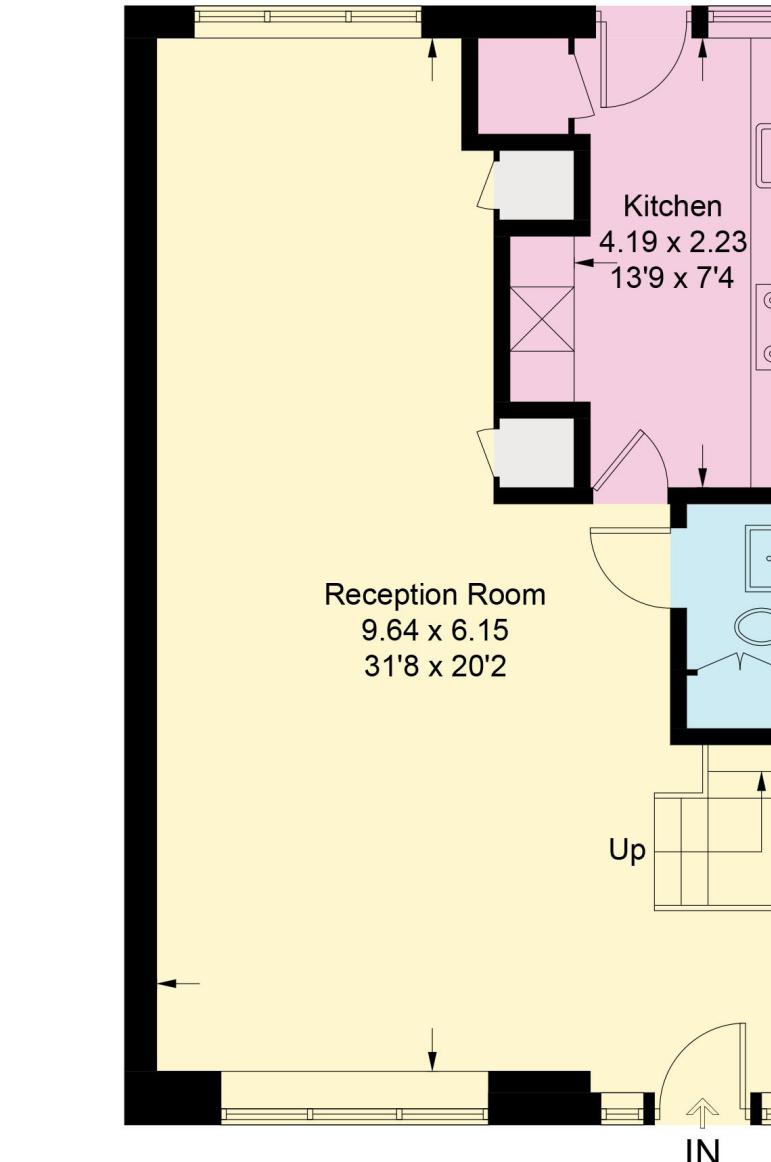
Guide price: £1,850,000



PRACTICAL LAYOUT OVER TWO FLOORS

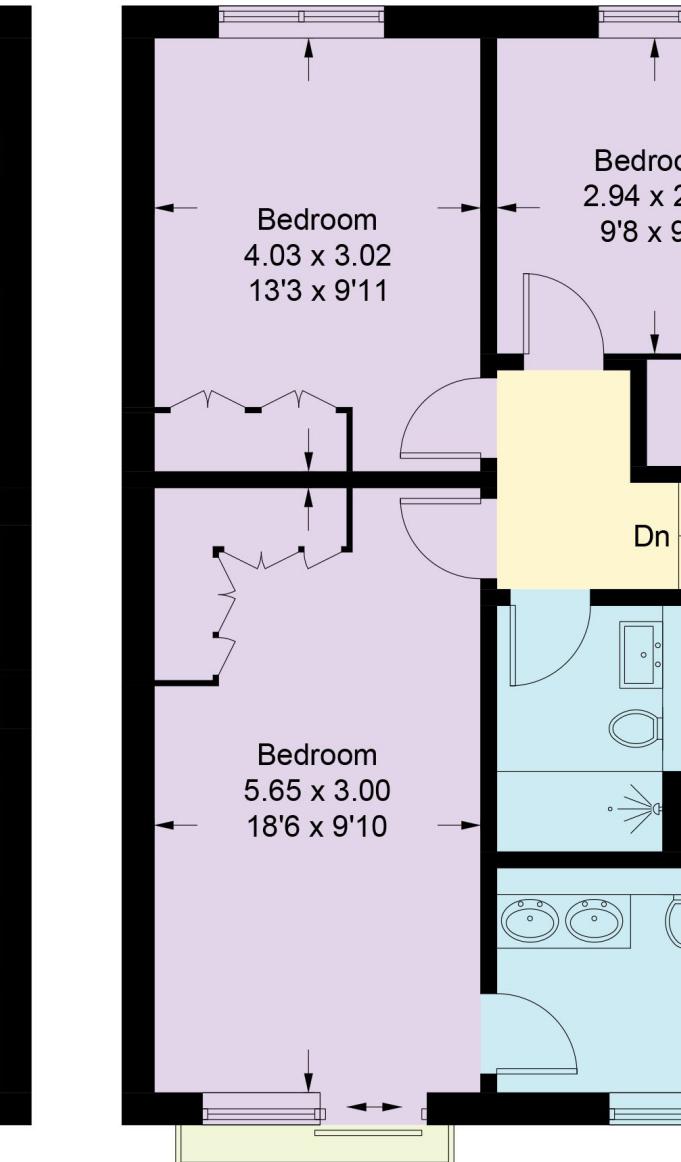
The ground floor features an inviting living space with polished wooden floors and a sleek kitchen equipped with stainless steel appliances and white cabinetry. An elegant staircase connects to the first floor, where the principal bedroom opens onto a small balcony. The en suite bathroom includes double sinks and a bathtub, providing both style and functionality. With three bedrooms and two and a half bathrooms, this flat offers full comfort.

Positioned in the heart of Marylebone, this flat on Robert Adam Street offers a prime location for enjoying London life. You will find high-quality shopping and dining on Marylebone High Street just 0.2 miles away. For green space, Regent's Park is 0.5 miles from your doorstep. Excellent transport links are available with Baker Street and Bond Street underground stations within 0.6 miles. Local schools and healthcare facilities are also conveniently close. All distances are approximate.



Ground Floor

Approximate Gross Internal Area = 120.8 sq m / 1,300 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, areas and compass bearings before making any decisions reliant upon them. (ID76726)



We would be delighted
to tell you more.

Daniel Sugarman
+44 20 7861 1224
daniel.sugarman@knightfrank.com

Knight Frank Marylebone
Unit 49, 55 Baker Street
W1U 8EW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.