

OB PROPERTY

Boston House, NW1

Marylebone



OB PRIVATE

The Details:

Boston House, NW1 *Marylebone*

A brand new 3 bedroom apartment in Marylebone, finished to a high standard throughout.

OVERVIEW

This three bedroom lateral apartment is situated just moments from Marylebone Station, this newly completed apartment has been finished to a high standard, offering 817 sq ft of bright, contemporary living space.

The spacious master bedroom includes a sleek en-suite shower room, while a separate family shower room serves the additional two bedrooms, each featuring bespoke built-in storage. A high-spec kitchen comes fully equipped with premium Bosch appliances.

For added comfort and convenience, the apartment also features a Smart Eco Home system and an advanced intercom setup.

Council Tax Band: F



features a Smart Eco Home system and an advanced intercom setup.

£4,500

PER MONTH

BEDROOMS
3 

BATHROOMS
2 

INTERNAL
817 SQFT

FURNISHED STATUS
Unfurnished

EPC
C

LOCAL COUNCIL
Westminster

TAX BAND
F

TENANCY TERM
Long Let

MINIMUM TERM
12 months





Highlight and key features of this property

HIGHLIGHTS

- **3 Bedrooms**
- **1 Reception Room**
- **2 Bathrooms**
- **High Spec Kitchen**
- **Upper Floor Apartment**
- **Smart Eco Home system and an advanced intercom setup.**
- **Close by to transport links.**



Floor Plan

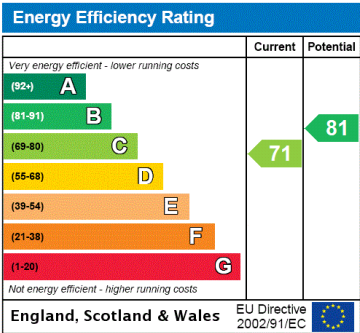
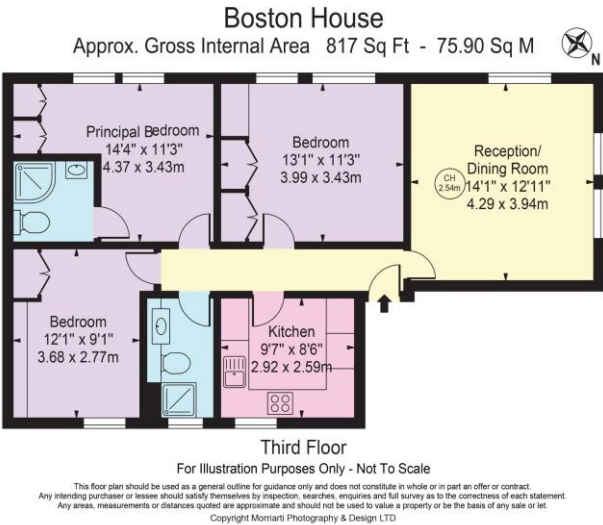
APPROX.GROSS INTERNAL AREA:

817 SQFT / 75.9 SQM

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Property *Location*

Marylebone offers the perfect balance of village charm and urban sophistication in central London. Its lively high street, filled with independent boutiques and gourmet food shops, is a haven for foodies and shoppers alike.



Our *pillars*

Redefining luxury living by uniting three core pillars of service – OB Property, OB Travel, and soon, OB Circle – into a seamless, fully personalised experience.



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A beacon in the **real estate** sector, we offer unmatched access to the world's most exclusive real estate with accurate, candid advice and a one-on-one service with a team of seasoned and accomplished negotiators.



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Members of OB Circle unlock exclusive invitations to private events, access to off-market properties, and are welcomed to a **community** rooted in shared values and connections.



Uniting property, travel and unique experiences with unrivalled expertise and access to the world's most coveted luxury homes and villas, OB Private empowers our clients to live the life they've always envisioned.



Areas We Cover

OB Partners

From financial services to secure your new home to award-winning architects and interior designers to make it your own, we've partnered with some of the world's most exceptional providers that share our commitment to unique experiences and a boutique personalised approach.

Allow us to support you throughout every step of your journey, connecting you to the right people and places. Visit our website for a full list of suppliers or get in touch with us your agent directly.





OB PRIVATE

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