

Story of Home

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“ The Dorset Square Conservation Area is a hidden gem, it is adjacent to Regents Park and just a short walk to Marylebone High Street, in fact you can walk to all areas of the West End from here. ”

Melcombe Court is located between Marylebone and Baker Street underground stations, on the south west corner of Dorset Square.

The apartment is on the fourth floor and is very quiet, but you still see the bustling activity of the city below. The living room looks onto Dorset Square, and is particularly pleasant in the spring and summer months, when the trees and plants are in full bloom.

My favourite feature is the French doors that open onto a private balcony, it is a great place to relax after a busy day at work.

We recently refurbished the whole apartment, fitting a modern kitchen with fully integrated appliances, including a wine fridge. The bathroom is larger than

average, so we decided to install a separate shower cubicle and bathtub. Both bedrooms are good sizes.

A quirky feature that we love is the New York-style fire escape leading off the kitchen, I sometimes sit here with my morning coffee or when we have guests over.

The Dorset Square Conservation Area is a hidden gem, it is adjacent to Regents Park and just a short walk to Marylebone High Street, in fact you can walk to all areas of the West End from here.

You also have a good selection of local amenities on your doorstep too, M&S and Boots are based in Marylebone Station, Pure Gym is directly across the road, as well as plenty of independent stores such as the Fruit Garden on Melcombe Street.







Dorset Square

NW1

£1,295,000

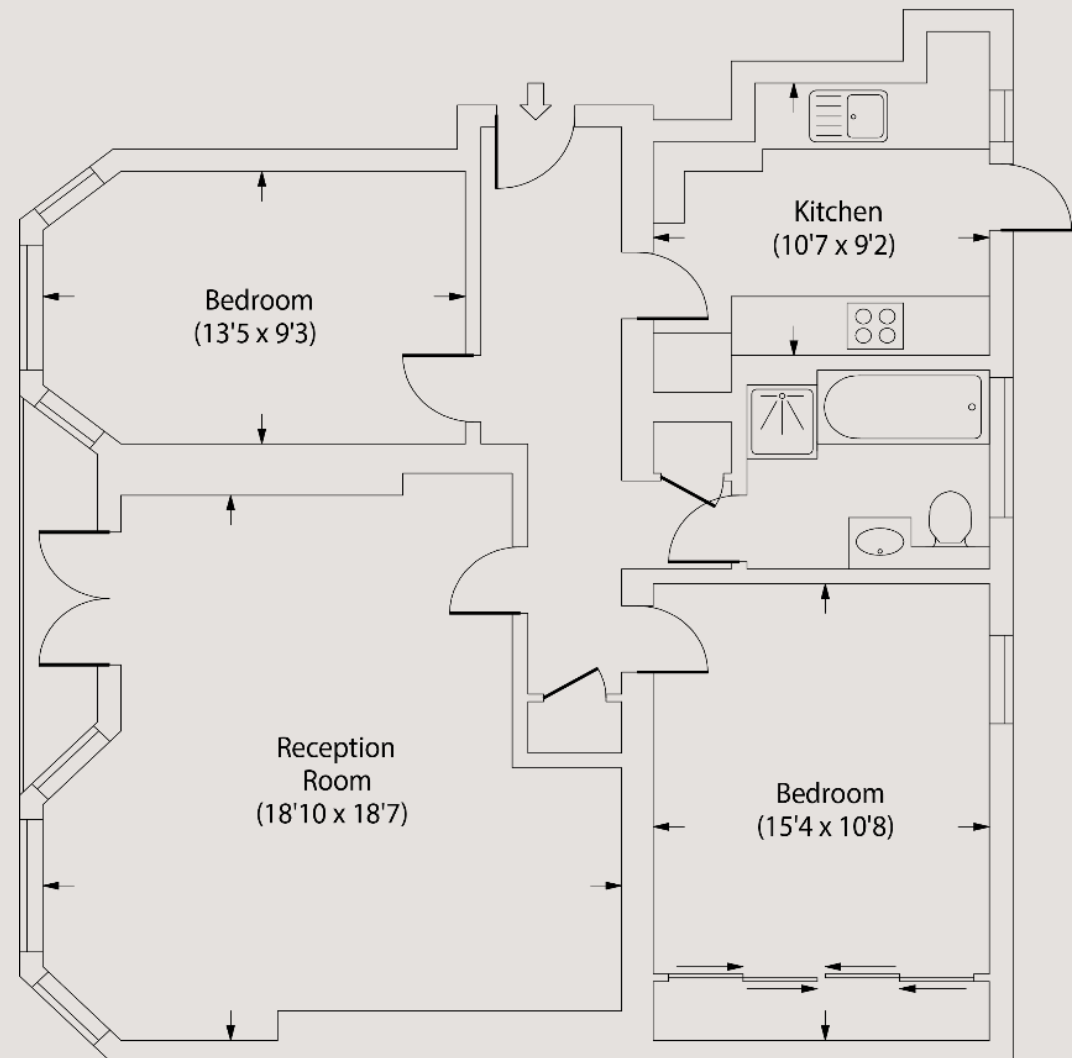
SHARE OF FREEHOLD
SERVICE CHARGE - £5,750 PA (APPROX)
COUNCIL TAX BAND F

- Two Bedrooms
- Fourth Floor
- Balcony
- Impressive Views over Dorset Square
- Recently Refurbished
- Lift
- Central Location
- Close to Marylebone and Baker Stations
- Close to Regents Park
- Residents Parking Space Available

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**Story
of Home**

Melcombe Court, NW1



Fourth Floor

Approx Gross Internal Area 886 Sq Ft - 82.3 Sq M

For Illustration Purposes Only - Not To Scale

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.

Measured in accordance with the RICS codes of measuring practice. Not To Scale