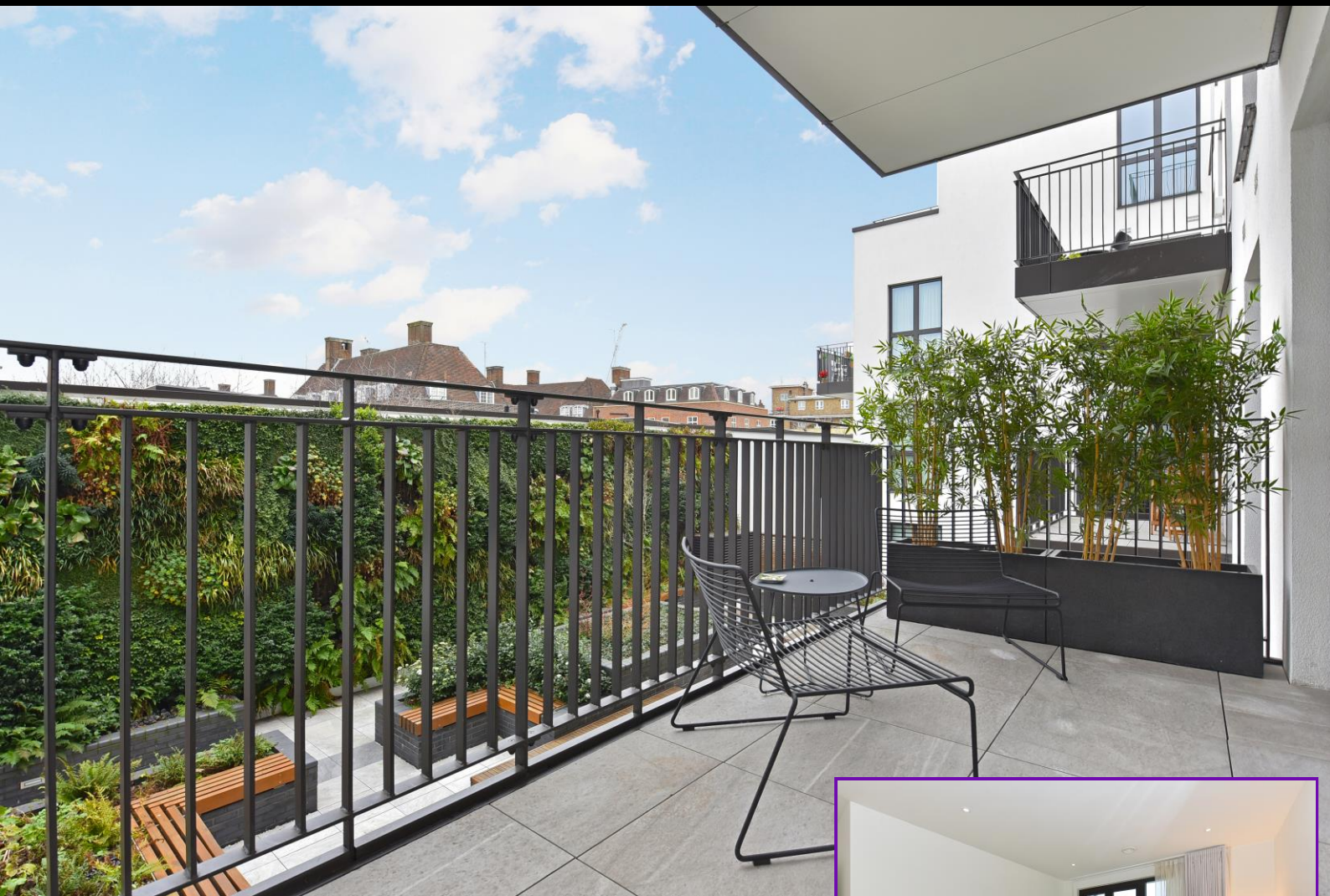


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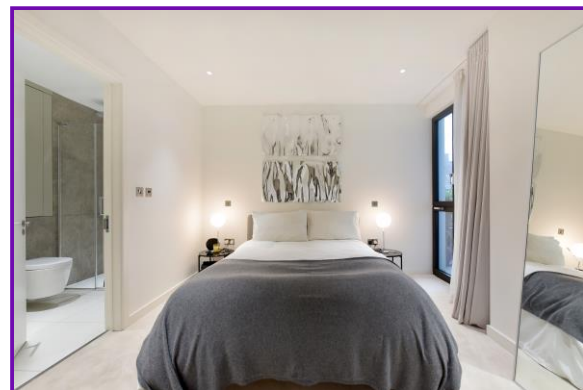
Lyons Place, Lisson Grove NW8

This stunning two bedroom apartment located within the striking new build development, Lyons Place, has been designed to an exceptional standard throughout. The apartment comprises an open plan reception room coupled with a modern kitchen boasting top of the range appliances, two bedrooms which feature built in storage, two well sized bathrooms and a spacious private terrace. The property further benefits from under floor heating, comfort cooling, a day concierge service, underground parking and a long term lease.

Lyons Place is an exceptional boutique development nestled between some of London's most exclusive residential neighbourhoods in Zone 1, the apartment has a prestigious Westminster postcode, giving you the opportunity to enjoy the local amenities of Maida Vale for Regent's Canal and Little Venice, whilst being moments from Marylebone and the West End.

Framed by tree-lined streets, the development sits in a calm green oasis within one of London's most vibrant neighbourhoods and is positioned at the heart of a lively local community, offering village style living just moments from the city centre, with immediate access to a huge range of independent boutiques, restaurants and cafés, as well as some world class academic and healthcare institutions.

Price £1,195,000



5 Dorset Street London W1U 6QJ

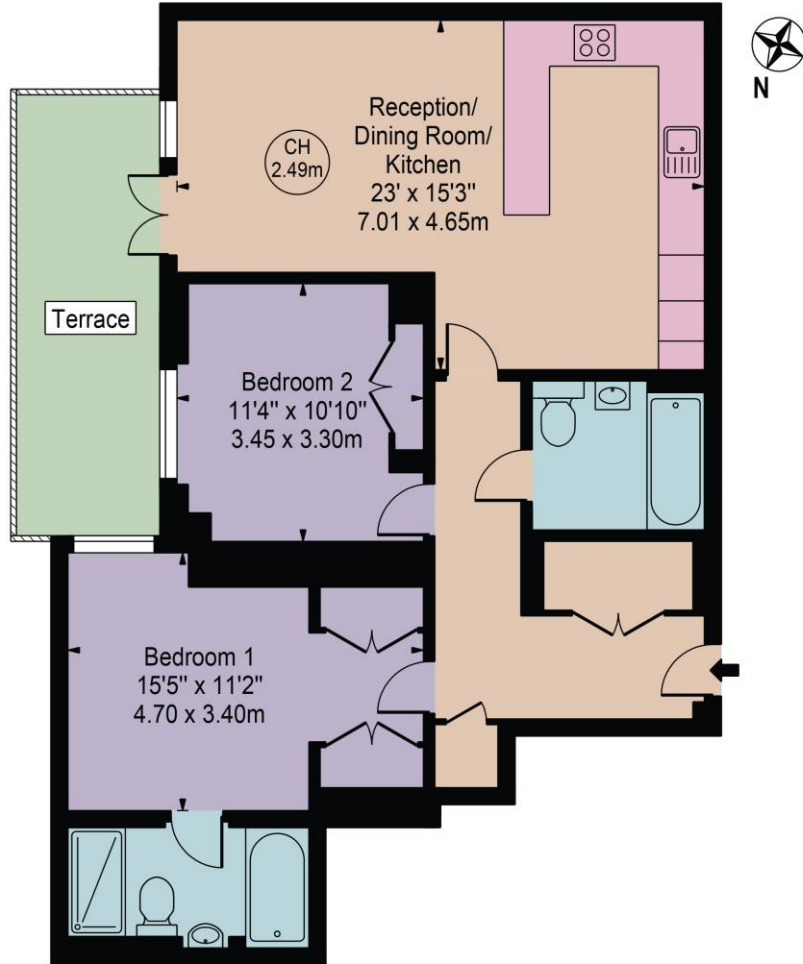
Tel: 020 7580 2030 | Email: enquiries@rokstone.com

<https://www.rokstone.com>

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Lyons Place

Approx. Gross Internal Area 863 Sq Ft - 80.18 Sq M
 Approx. External Area Of Balcony 120 Sq Ft - 11.15 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)		83	83
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Terms

Local Authority: Westminster City Council
 Tenure: Leasehold
 Lease: Approximately 996 Years Remaining
 Service Charge: Approximately £3,259.28 PA
 Ground Rent: Peppercorn