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The Heron, George Street  
Marylebone W1

# GEORGE STREET, LONDON

A beautifully refurbished three-bedroom apartment, ideally situated in the heart of Marylebone.

This stunning property combines elegant finishes with thoughtful design, offering a sophisticated living space in one of London's most desirable locations.

Upon entering the hallway offers ample built-in storage. The separate kitchen is fully fitted with high-spec Miele and Siemens appliances, The spacious reception room features elegant wood flooring and opens onto a private balcony.

The principal bedroom benefits from fitted wardrobes and a sleek en-suite shower room with underfloor heating. Two further double bedrooms, a stylish family bathroom, and a guest WC.

Additional features include Mitsubishi air conditioning throughout, sound-insulated engineered wood flooring, and brand-new secondary glazing on all windows for enhanced energy efficiency and peace and quiet. The building also offers excellent amenities, including a lift, porter services, and CCTV security.

Perfectly located on George Street, the apartment is moments from the boutique shops, restaurants, and cafés of Marylebone High Street, with Bond Street and Oxford Street also nearby. Hyde Park is just a short walk away, and excellent transport links from Bond Street (Central and Jubilee lines) and Marble Arch stations provide quick access across the city.

## AMENITIES

- **Porter**
- **CCTV**
- **Lift**

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** B

## A BEAUTIFULLY REFURBISHED THREE-BEDROOM APARTMENT, IDEALLY SITUATED IN THE HEART OF MARYLEBONE.

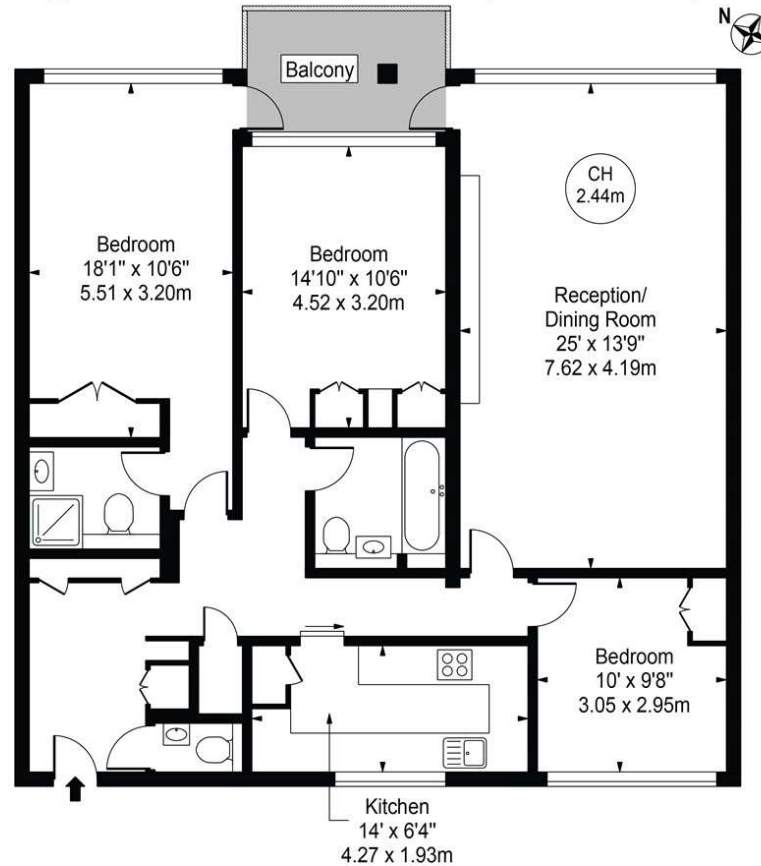






## Heron Place

Approx. Gross Internal Area 1240 Sq Ft - 115.20 Sq M



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.  
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Classification L2 - Business Data