



Luxborough Street, Marylebone, London, W1U .| £675

- Brand New Refurbishment
- Fully fitted kitchen
- Seconds to Marylebone High Street
- Wood Floors

- Heating and Hot Water included in the rent
- Available 14th November 2023

"Vita Properties have been tremendously helpful throughout the process of securing/renting my flat. Informative about the property, prompt communication, easy to use dashboard for sharing of information, and pleasant to work with. Highly recommend!"

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Available 14th November 2023 - A beautifully modernised, fully-refurbished two bedroom flat set on the raised ground floor of this purpose built building. The property benefits from wooden floors throughout and comprises of a large reception room with a trendy, fully-fitted open plan kitchen, two bedrooms and bathroom. Ideally located for the boutiques and restaurants of the vibrant Marylebone High Street and within walking distance to Baker Street Underground Station.



Saira Ishfaq

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🏠 Flat  
🔑 Available  
to Let  
🛏 x 2  
🛋 x 1  
🚿 x 1



"I was very impressed with Vita and their network of buyers. When the sale of my flat fell through (twice) they worked extremely hard to find new buyers in a difficult market - thank you!"

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"Working with Vita properties has been a smooth experience! No complaints at all. Our letting agent, Diana has been fantastic and very helpful throughout the whole process. I would highly recommend both Vita properties and Diana."

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"I used Vita properties to find a flat recently and it was an overall professional, personalised and positive experience. Saira went the extra mile to accommodate to our needs and quick to help us whenever possible."

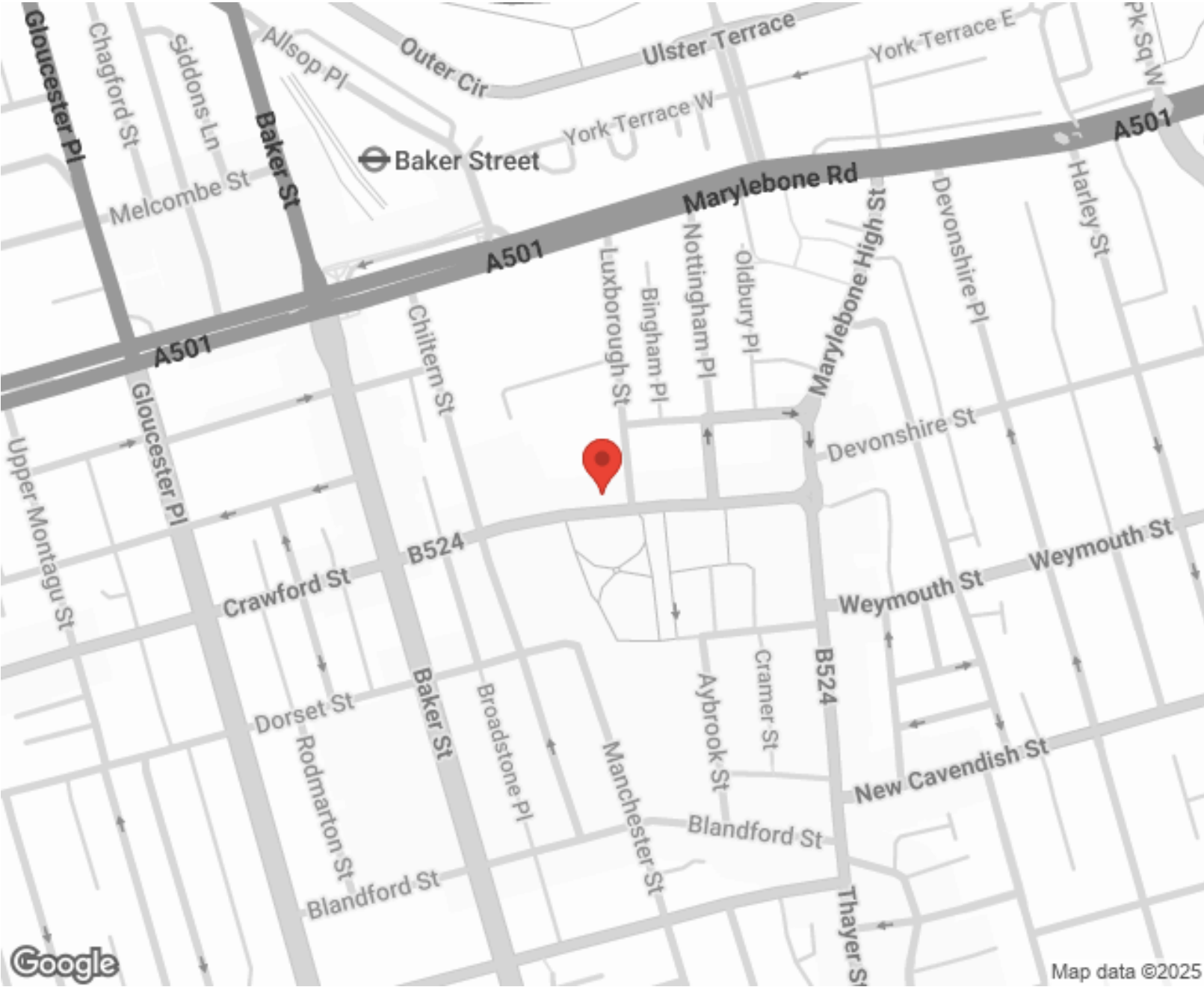
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**MORE INFO, PICTURES,  
CONTACT ON  
OUR WEBSITE**



"Vita Properties is a very professional agency. My experience with them was incredible and the entire team was very helpful and kind throughout the renting process. I'd highly recommend!"



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive		EU Directive	

SCAN FOR MORE  
GOOGLE REVIEWS

Google  
★★★★★  
4.9 Stars | 132 Reviews

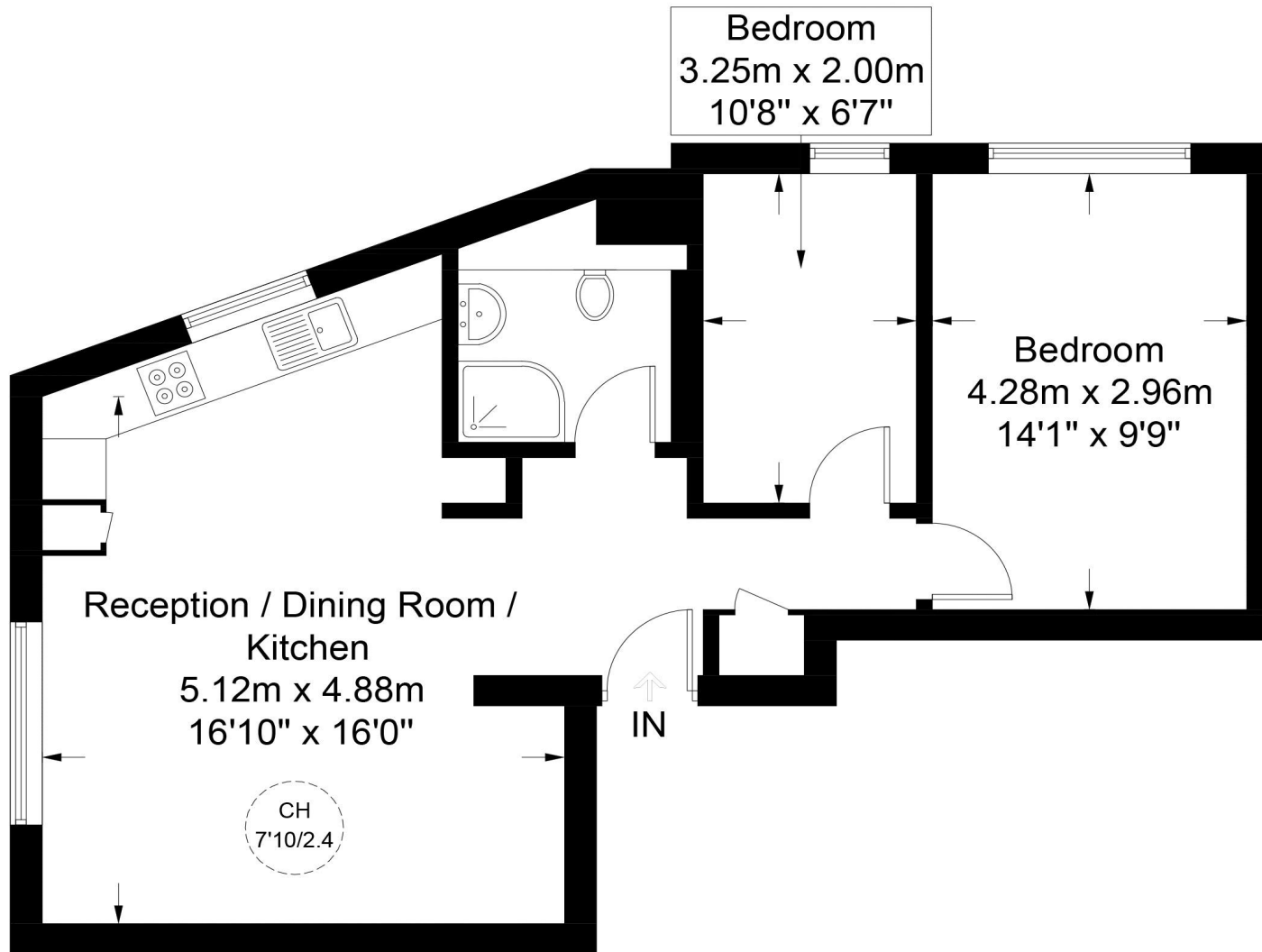
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# Luxborough House



Approximate Gross Internal Area = 632 sq ft / 58.7 sq m



## Upper Ground 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, shapes and compass bearings before making any decisions reliant upon them. (ID561178)