

The Eliot, The Broadley, Marylebone, NW8

Asking Price: £2,765,000

Benham & Reeves

The Eliot, The Broadley, Marylebone, NW8

3 Bedroom (s) 3 Bathroom (s) Leasehold

Photos for reference only







Introducing The Broadley, a striking new residential address perfectly positioned in the heart of Marylebone, one of central London's most established and characterful neighbourhoods.

This three bedroom quadruplex apartment is arranged across four levels within the 13-storey building and offers generously designed internal space with a carefully planned layout for modern city living. The lower level features a contemporary, fully integrated kitchen and dining area, finished with high-quality appliances and modern cabinetry, with access to a private balcony. The first floor comprises a bright living area, a guest WC, and access to a second private balcony, creating a comfortable and functional space for relaxing or entertaining. The second floor hosts two spacious bedrooms, each with its own en-suite bathroom, as well as access to another private balcony, providing excellent natural light and outdoor space. The top floor features the third bedroom and an additional bathroom, offering privacy and flexibility for guests, family members, or a home office.

Residents at The Broadley benefit from an exceptional range of private amenities, including a 24-hour concierge, private screening room, residents' lounge and co-working space, and a fully equipped gym powered by Peloton with a dedicated Peloton suite. The development also offers beautifully landscaped communal gardens and terraces, providing a peaceful retreat within the city. The building's distinctive red-brick façade and elegant arches draw inspiration from Marylebone's Georgian and Victorian architectural heritage, while the interiors reflect a refined balance of craftsmanship and contemporary design.

The development enjoys excellent connectivity, with Edgware Road Station, Marylebone Station, and Paddington Station all within walking distance, providing access to the Bakerloo, Circle, District and Hammersmith & City lines as well as National Rail services. From Paddington, the Elizabeth line offers fast connections across London and direct links to Heathrow Airport, ensuring convenient travel throughout the capital and beyond.

The Eliot, The Broadley, Marylebone, NW8





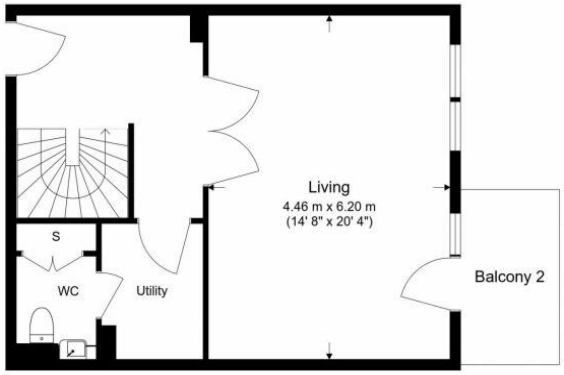


Property Features:

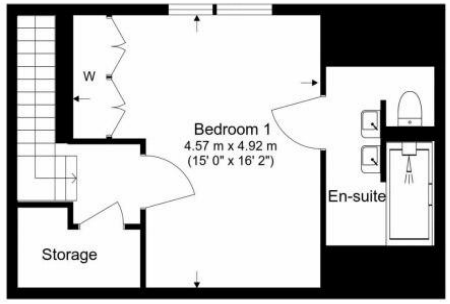
- Completing Q2/3 2030
- Three Bedrooms
- Three Bathrooms
- Quadruplex
- 10th Floor
- 1990 Square Feet (Approx.)
- Three Private Balconies
- Concierge, Residents' Gym and Swimming Pool, Cinema
- Edgware Road Station, Marylebone Station and Paddington Station

The Eliot, The Broadley, Marylebone, NW8

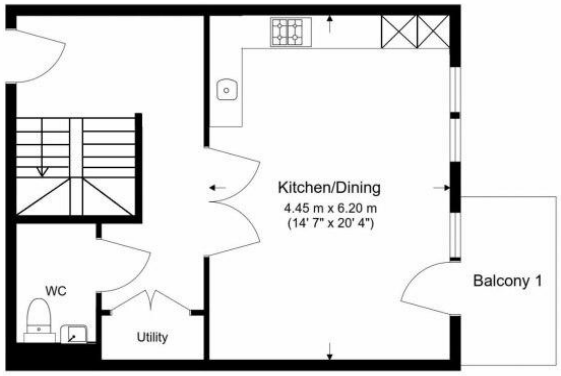
Total Gross Internal Area
184.9 Sq/m - 1,990 Sq/ft



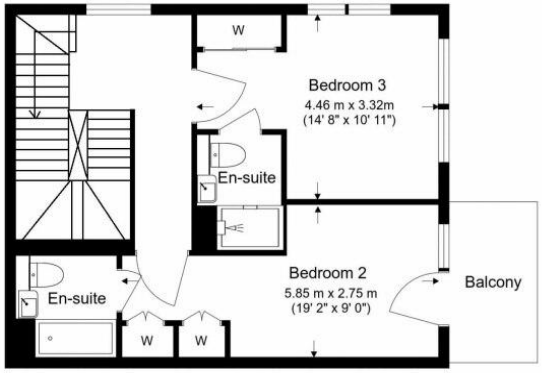
First floor



Third floor



Lower floor



Second floor

Benham&Reeves

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

The Eliot, The Broadley, Marylebone, NW8

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£2,765,000
Tenure:	Leasehold Expires 11/03/3020 Approximately 993 Years Remaining
Ground Rent:	Nil
Service Charge:	£13,571.80 (per annum) to June 2027 - Updated annually
Anticipated Rent:	£8,000.00 pcm Approx. 3.5% Yield

Viewings:

All viewings are by appointment only through our Hyde Park Office.

Our reference: KEN260038

T: 020 7402 9866
E: hydepark.sales@benhams.com
W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

Benham and Reeves Limited. Registered In England No. 01633981
Registered Office: 28 Church Road, Stanmore, Middlesex HA7 4XR