

1 PARK ROAD

LONDON NW1

TO LET

SELF-CONTAINED PREMISES OVER LOWER GROUND TO 1ST FLOOR BENEFITTING FROM PRIVATE REAR GARDEN

Suitable for Class E
(Offices, Medical, Leisure etc.)

LOWER GROUND, GROUND & FIRST FLOOR
1,095 SQ.FT.

RIB

ROBERT IRVING BURNS

1 PARK ROAD





PARK ROAD NW1
CITY OF WESTMINSTER

THE PORCUPINE

YOUNG'S

WORLD



DESCRIPTION

The property comprises a mid-terrace period building arranged over five floors. The available accommodation consists of a self-contained office suite occupying the ground and lower ground floors, with internal interconnection between the two levels and primary access from the lower ground floor.

The office benefits from attractive period features, including original fireplaces, wooden flooring throughout, and has been recently redecorated. Additional amenities include a private kitchenette, WC facilities, a rear garden, and pavement vault storage.

AMENITIES

- Original fireplaces
- Wooden flooring throughout
- Recently redecorated interiors
- Private kitchenette
- WC facilities
- Rear garden
- Pavement vault storage
- Self-contained office accommodation
- Ground and lower ground floor layout with internal interconnection
- Private entrance/access from the lower ground floor





LOCATION

This office building is prominently located on Bell Street, close to the junction with Edgware Road in the heart of Marylebone. The surrounding area offers a wide range of restaurants, shops, and everyday amenities.

Excellent transport connections are nearby, with Marylebone and Paddington stations within walking distance. Paddington Station also provides access to the Elizabeth Line, while Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith & City lines) is just a short walk away.



TIMES TO STATIONS



- ⊖ Baker Street 2 min
- ➡ ⊖ Marylebone Station 6 min
- ⊖ Regents Park Station 14 min



