





“The kitchen has been completely redesigned, with bespoke units and Miele appliances that make it a functional, yet stylish space for serious cooking.”

Period features, good entertaining space, impressive views over Dorset Square, close to the tube, and perfectly proportioned. This apartment was exactly what we were looking for.

Recently married and renting in Marylebone, we were searching for an apartment in a prime location that could evolve into a family home. We wanted two good-sized bedrooms and ideally a third that could work as a study or nursery. Properties with high ceilings and original period features are surprisingly hard to find in Marylebone, and this was the first we saw that had a genuine sense of grandeur. Having viewed over 40 properties by this point, we felt we had struck gold.

As soon as you walk into the apartment, there is an immediate sense of space. Not only did it feel much larger than the floorplan suggests, it

seemed to cater for exactly how we wanted to live. The best features of the sitting room – the beautifully restored wooden flooring, original fireplace, bookcase and windows – together make this room particularly inviting. The evening light is magical. There are beautiful views of the striking Victorian architecture of Marylebone station and the private green space of Dorset Square. The position on the third floor and the double glazed windows mean the apartment is quiet, but you can still see the bustling activity of the city below.

The kitchen has been completely redesigned, with bespoke units and Miele appliances that make it a functional, yet stylish space for serious cooking. We opened a stud wall, replacing it with open wooden shelves to contrast with the white silestone countertops.



The island, topped by a huge butcher's block, was purpose-built for the space. We even created a slightly hidden bookshelf for a cookbook collection. There is also a larder, so plenty of storage.

The principal bedrooms are a generous size. The smaller third bedroom can be used as a study or nursery. The third bedroom is a real bonus for young couples or families that need flexibility. The bathroom and guest toilet were completely refurbished three years ago by the London Bath Co. with new bath and shower units.

With so many parks and beautiful garden squares within walking distance, you will never lack outdoor space. A quirky feature of the apartment is the New York-style fire escape leading out from the kitchen. It is a lovely

place to sit with a coffee in the morning.

The area around Dorset Square is a hidden gem, almost adjacent to Regents Park and only minutes from Marylebone High Street. The playground in Paddington Gardens, just off the high street, is perfect if you have young children. You're spoilt for choice when it comes to amenities, with M&S and Boots in Marylebone Station, as well as plenty of independent stores such as the Fruit Garden on Melcombe Street. It has an unbelievable range of international produce for a store of its size – and has the best artichokes in the area.

Marylebone Station is just across the road and Baker Street is a short walk. Commuting to and from the City or Canary Wharf is incredibly convenient.

**“With so many parks and beautiful garden squares within walking distance, you will never lack outdoor space. A quirky feature of the apartment is the New York-style fire escape leading out from the kitchen. It is a lovely place to sit with a coffee.”**







# Dorset Square

# NW1

# £1,450,000

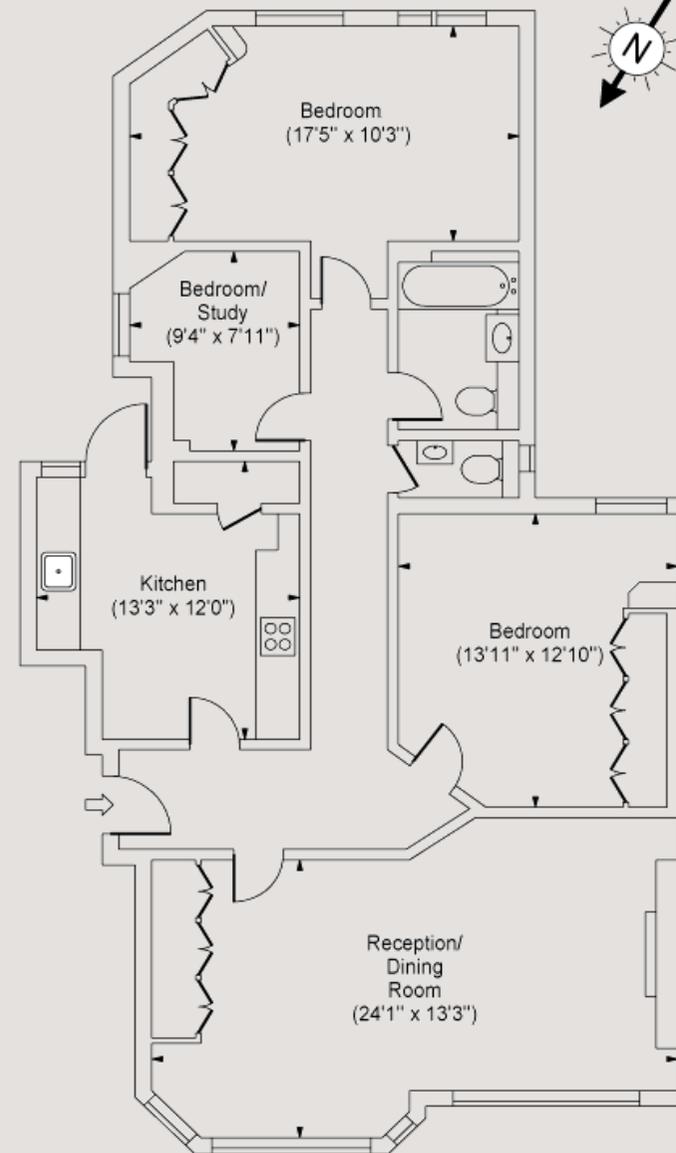
SHARE OF FREEHOLD  
SERVICE CHARGE - £5,500 PA (APPROX)  
COUNCIL TAX BAND F

- Three Bedrooms
- Family Bathroom
- Guest Toilet
- Third Floor (with lift)
- Share of Freehold
- Period Features
- Close to Marylebone High Street
- Excellent Transport Links

0207 867 3999  
hello@storyofhome.co.uk  
www.storyofhome.co.uk

**Story  
of Home**

## Melcombe Court, Dorset Square



Third Floor

Approx Gross Internal Area **1143 Sq Ft - 106.18 Sq M**

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.  
Measured in accordance with the RICS codes of measuring practice. Not To Scale