



REAL  
ESTATE

## Trilium, Edgware Road, London W2



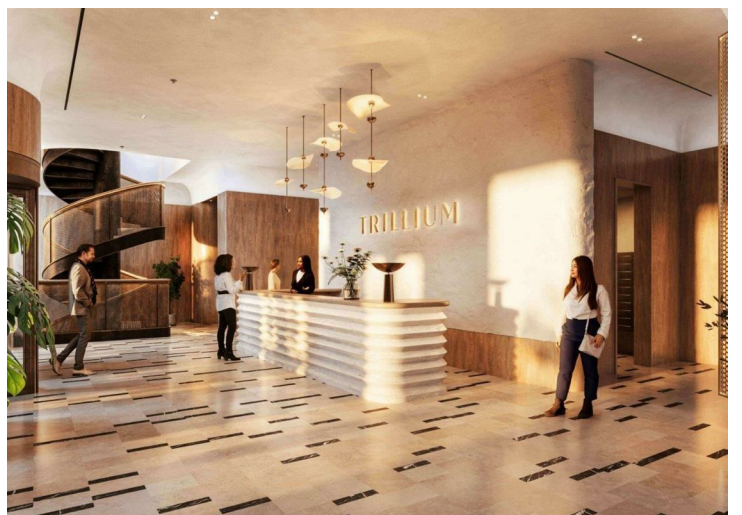
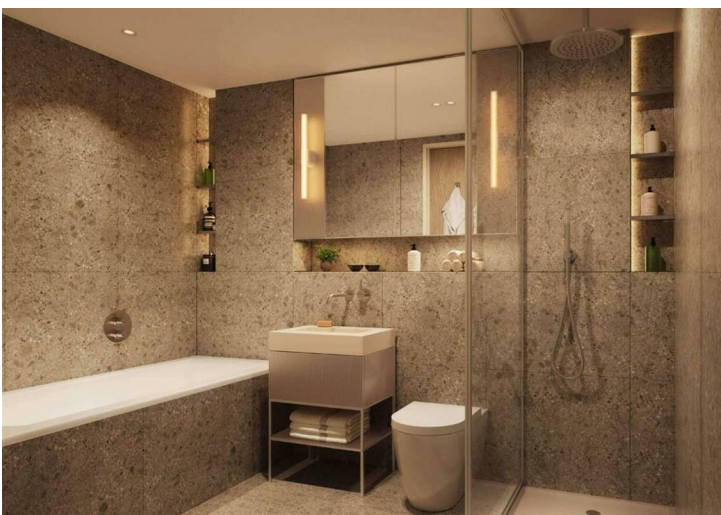
- Prime location on the edge of London's vibrant West End
- Direct links to Heathrow Airport & Canary Wharf via the Elizabeth Line
- Explore the neighbourhoods of Mayfair and Soho
- Exclusive spa and wellness facilities designed for your relaxation and wellbeing

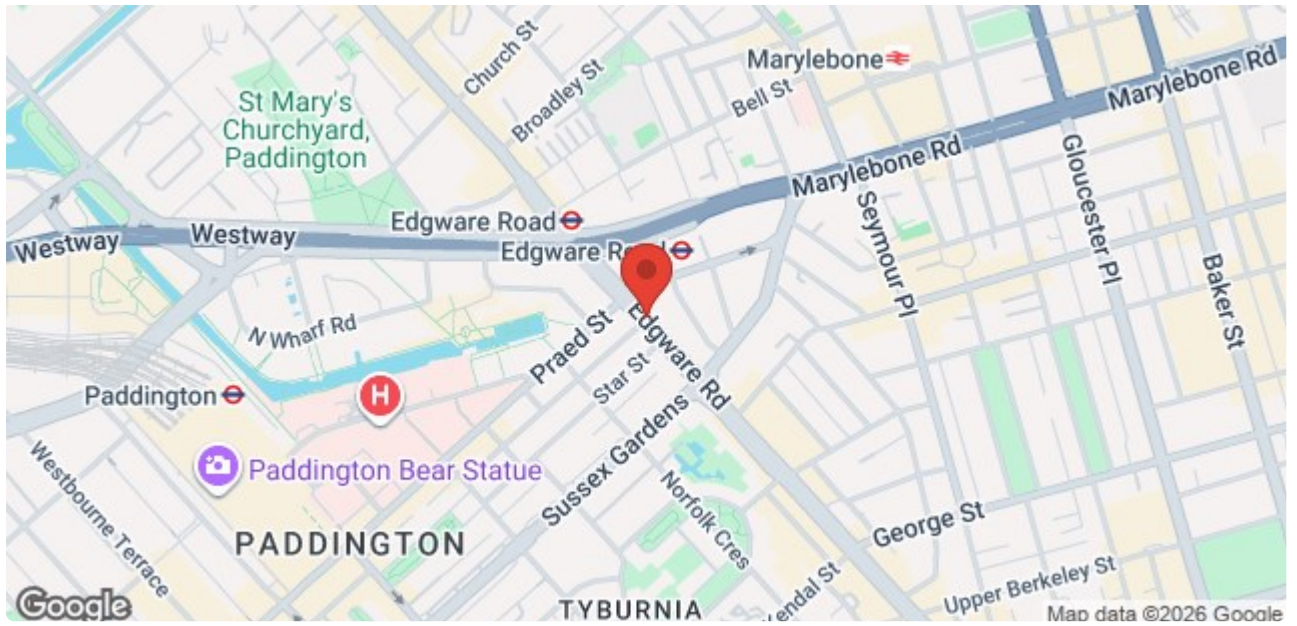
Enjoy an abundance of artisan cafés, bars and restaurants, green spaces, cultural sights and entertainment, all within walking distance of Trilium. Meander through the enchanting canals and waterside cafés of Little Venice, or explore the vibrant neighbourhoods of Mayfair and Soho, a hub for designer brands, acclaimed theatres, and renowned cultural institutions. In the nearby area of Marylebone, enjoy cobbled streets filled with independent boutiques and charming cafés, offering a unique blend of high-end fashion and local craftsmanship in a quaint, village-like atmosphere.

**£1,984,500**

---

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.uk](mailto:welcome@azrealestate.uk)







TYPE:

FLOORS 1-22



LIVING / DINING	3.7m x 4.7m	10'8" x 15'5"	KEY
KITCHEN	2.8m x 2.9m	9'2" x 9'6"	W: Wardrobe
BEDROOM 1	2.8m x 4.7m	9'2" x 15'5"	S: Storage
BEDROOM 2	3.4m x 3.3m	11'2" x 11'6"	U: Utility
BEDROOM 3	3.2m x 3.8m	10'6" x 12'6"	
BALCONY	3.7m x 3.2m	12'2" x 10'6"	
<b>TOTAL INTERNAL AREA</b>	<b>101 SQ M</b>	<b>1,087 SQ FT</b>	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This 1087 sq ft, 3 bed apartment has beautiful interiors, artisanal craftsmanship, and a highly personalised service, with art that inspires, this is beyond quality promised; this is quality felt.

Embrace a redefined lifestyle where tranquil living effortlessly belongs in the vibrancy of the city. Enter a thoughtful balance of exclusive amenities, crafted interiors and a heightened sense of well-being. Located on the edge of London's vibrant West End, Trillium offers an ideal blend of urban convenience and serene living. Its prime location and exceptional connectivity ensures that every essential amenity is within easy reach, providing the perfect balance of cosmopolitan energy and a tranquil retreat.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 Marylebone Lane, London, W1U 1DB  
T: 0203 871 4074 | [welcome@azrealestate.uk](mailto:welcome@azrealestate.uk)