



REAL  
ESTATE

## Queensway, , London

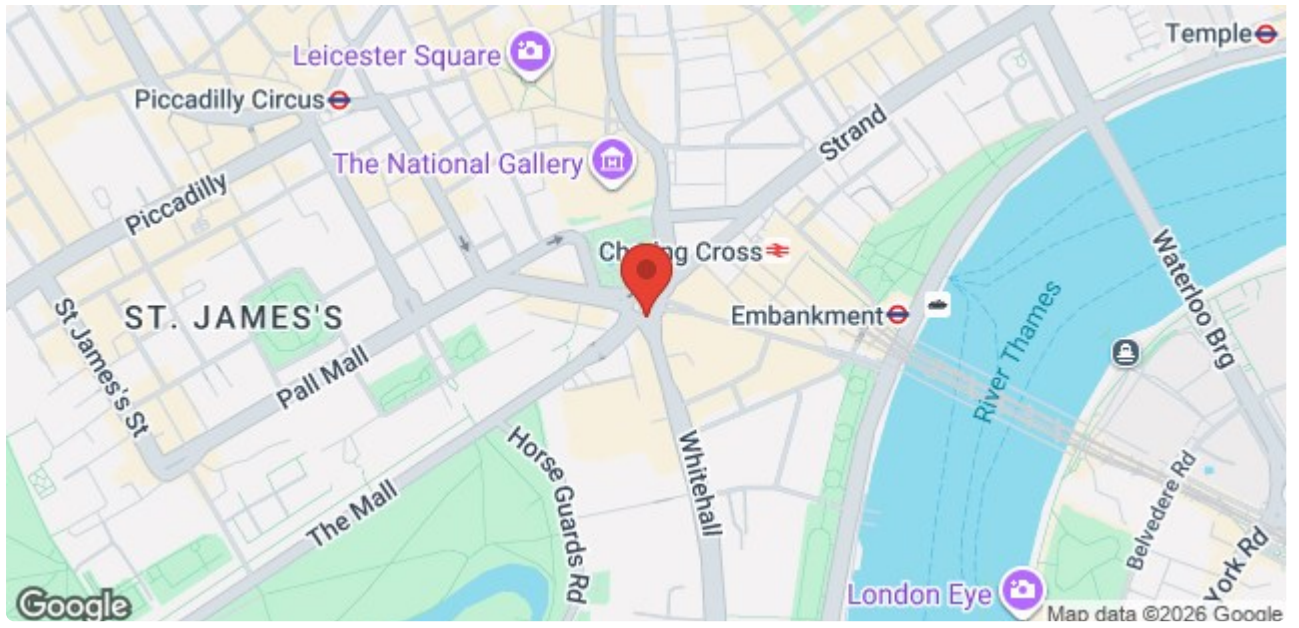


- 5 Bedrooms
- Lift
- Terrace
- Penthouse
- New Development
- 5 Bathrooms
- Lateral
- Concierge
- Cinema Room
- Chain Free

£39,500,000

7 Marylebone Lane, London, W1U 1DB  
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| 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<br>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<br>2002/91/EC |  |

Introducing the epitome of luxurious living, this extraordinary lateral penthouse, taking pride of place on the 8th floor, offering awe-inspiring panoramic views. Nestled within the highly coveted Bayswater neighbourhood of London, this exceptional residence presents a rare opportunity to indulge in opulence and sophistication.

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.

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