



THE AVENUE
REAL ESTATE GROUP

Proudly Presents

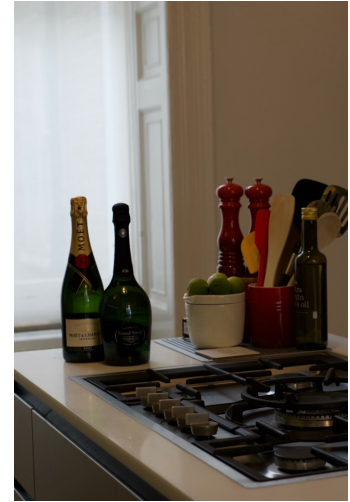
THE RETREAT
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Five Star Features

The property went through a major renovation, making the property extremely energy efficient, spacious, adding an additional meter of height to the lower ground floor to the property extremely homely and breath taking.

Designed with a young couple & a growing family in mind, offering the perfect balance for a family gathering or an exciting dinner party with friends.





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Duplex

The property has been carefully designed for the flow of natural lighting throughout the entire property, making use of smart glass panels which provide the flow of natural light and extremely private.

Providing three En-suite bedrooms and cosy Patio, perfect to enjoy a late-night drink or al fresco breakfast on a sunny summer's day.

Furthermore, the vaults could be converted into a wine cellar or a Turkish bath.





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Master Suite

The master bedroom can easily compete against any 5-star hotel suite. Providing a lavish bathroom with upscale features such as heated floors, a large bathtub and an enormous shower.

The roof has been converted to a skyline for the flow of natural light. Using yachting smart glass technology that allows the natural flow of light to enter and yet maintains every single bit of privacy. Having a clear view from the interior of the property but becoming completely opaque from the exterior.





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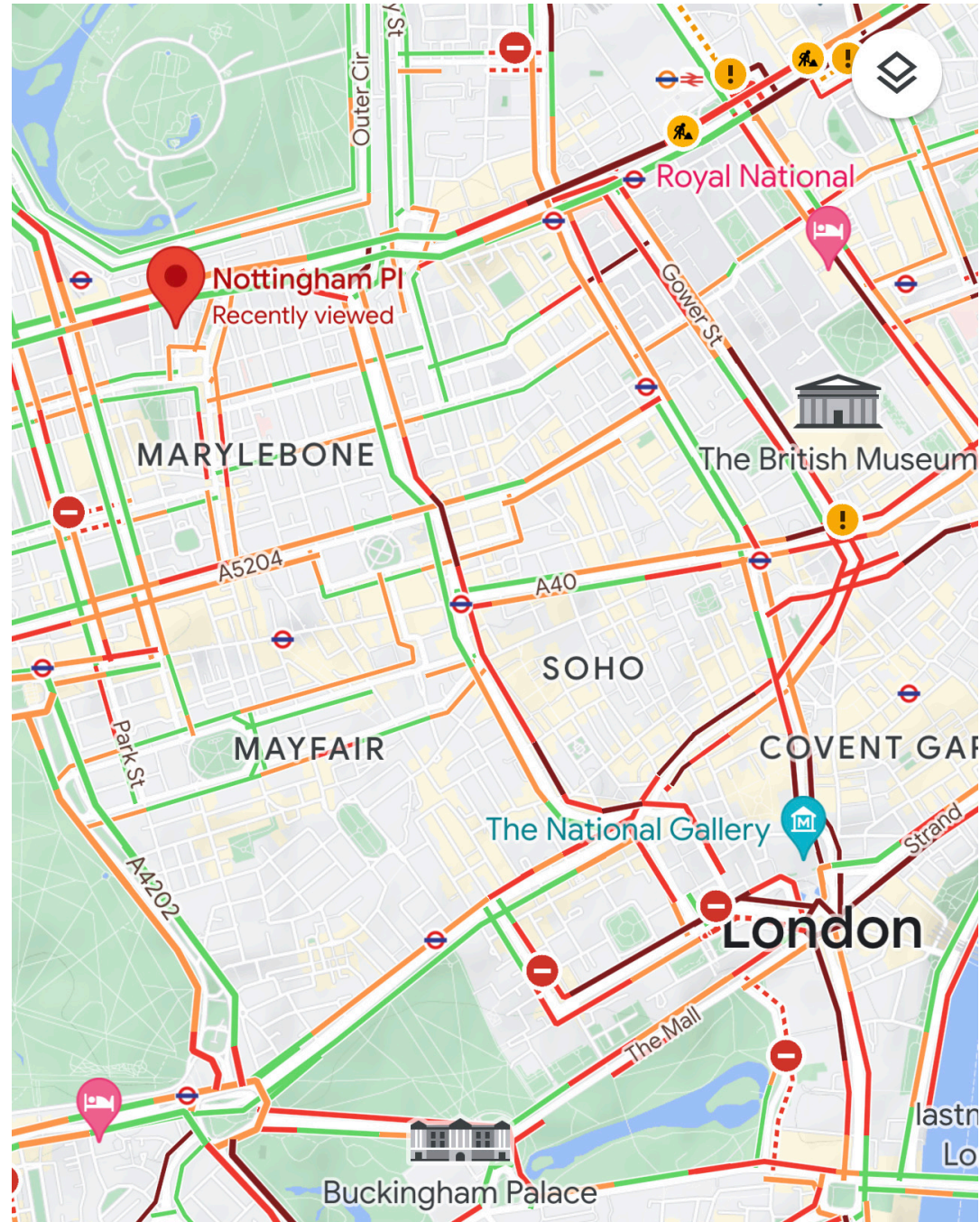
Location

Situated in one of the most desirable locations in London & most prime locations within Marylebone. The Retreat, is surrounded by a wealth of popular local shops, cafes, bars and restaurants, all within minutes walk.

Yet, the residential street remains, extremely safe, silent and tranquil.

Amenities

	Harley Street	2 Minutes
	Harley Baker Street Station	5 Minutes
	Regents Park	3 Minutes
	Hyde Park	10 Minutes
	Selfridges	15 Minutes



2D Floor Plan

APPROXIMATE FLOOR AREA = 1626 SQ FT / 151.1 SQ M
INCLUDING LIMITED USE AREA (293 SQ FT / 27.2 SQ M) AND VAULT
VAULT = 264 SQ FT / 24.5 SQ M
TOTAL= 1911 SQ FT / 177.5 SQ M

Ground Floor:

- 3m+ High Ceilings
- 600 SQ FT/ 55 SQ M of Living and Entertainment Space.

Raised Height Lowe Ground:

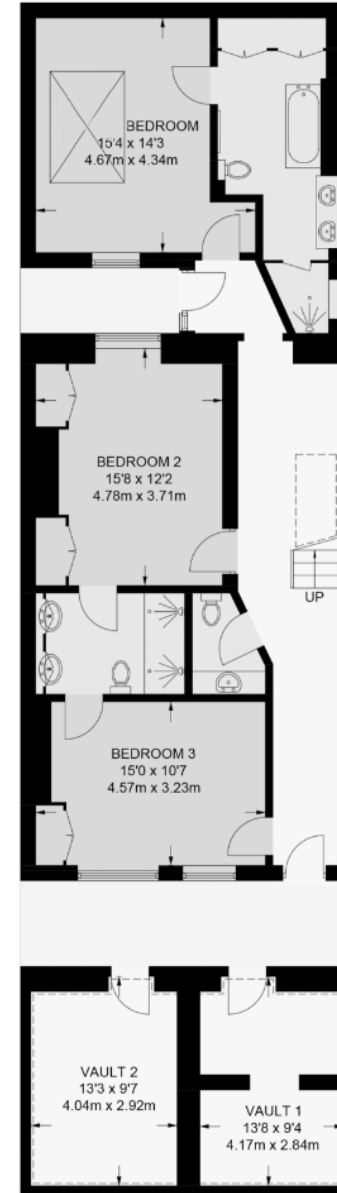
- 3m+ High Ceilings
- 1,031 SQ FT/ 96 SQ M
- 3 en-suite bedrooms
- Guest WC
- Patio

Vaults/Wine Cellar/Sauna

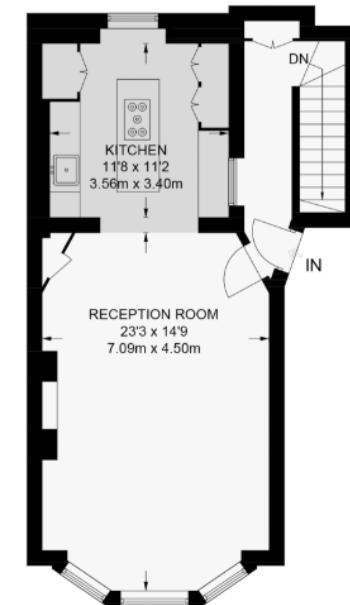
- 264 SQ FT/ 25 SQ M

Total Floor Area:

- 1,911 SQ FT/ 177.5 SQ M



LOWER GROUND FLOOR
1031 SQ FT / 95.8 SQ M
INCLUDING LIMITED USE AREA
(23 SQ FT / 2.1 SQ M)




RAISED GROUND FLOOR
595 SQ FT / 55.3 SQ M
INCLUDING LIMITED USE AREA
(6 SQ FT / 0.6 SQ M)

Contact



Jorge Gorroño

 Jorge@T-Avenue.com

 +44 (0) 7494705838

 www.t-avenue.com

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85 Great Portland Street, W1W 7LT



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