



**261 MARLBOROUGH ST UNIT 12**

261 MARLBOROUGH ST, BOSTON, MA 02116

**\$699,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 261 MARLBOROUGH ST UNIT 12

261 MARLBOROUGH ST, BOSTON, MA  
02116

Marlborough St upper-floor 1bed/1bath condo in a classic Back Bay brownstone with Elevator access to your floor. This spacious 590sf condo features hardwood floors throughout, an open-concept kitchen flowing into a bright living room accented by exposed brick and beams, creating a warm and inviting atmosphere. The queen-sized bedroom offers generous closet space. Additional conveniences include common laundry and a well-maintained, professionally managed building. Currently leased at \$3,000/month thru 5/31/26, this property presents both an elegant home and a strong investment opportunity! Ideally situated just moments from Newbury Street, the Esplanade, and Boston Common.

**Heating Type: Baseboard,**  
**Sewer: Public,**  
**Fireplace Count: 1 Fireplace,**  
**Cooling: Window A/C,**  
**Water: City Water**

**\$699,000**



