



JEREMY JAMES

MARYLEBONE MEWS, MARYLEBONE VILLAGE, LONDON W1G



PRICE
£3,250,000

TENURE
Leasehold

33 New Cavendish Street
London,
W1G 9TS

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DESCRIPTION

This three bedroom mews house is approximately 1,765 sq ft (164 sq m) and it comprises of an entrance hall, reception room, three bedrooms benefits from built in wardrobes, one ensuite bathroom, second bathroom, kitchen and vault area.

The garage is available on a separate agreement currently paying £5,300 per annum plus VAT.

Marylebone Mews is a quiet cul-de-sac located in the heart of the Marylebone Village which runs between Welbeck Street and Wimpole Street off New Cavendish Street. Marylebone High Street with its bustling restaurants, bars and fabulous high-end boutiques. Bond Street underground station are within easy walking distance. The green open spaces of Regents Park are also nearby.

AMENITIES

Mews House

Moments from Marylebone High Street

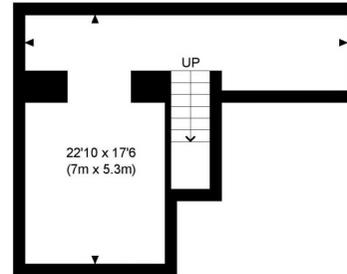
Cobbled Mews

Garage on a separate agreement

EPC: E

2 Bathrooms

3 Bedrooms



VAULT
GROSS INTERNAL
FLOOR AREA 264 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 658 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 843 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1765 SQ FT/ 164 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULT: 1501 SQ FT/ 139 SQM

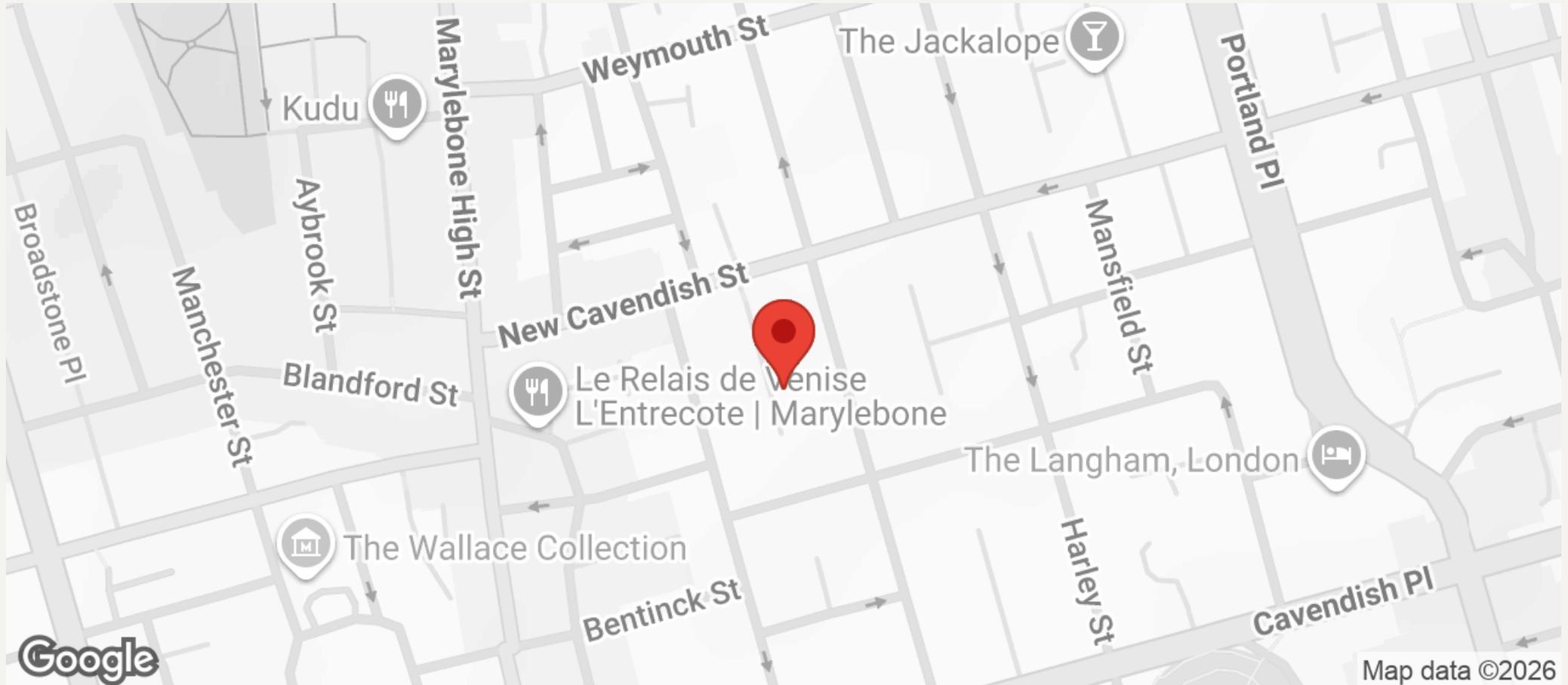
PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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