



JEREMY JAMES

BOURLET CLOSE, LONDON, W1



PRICE
£2,295,000

TENURE
Freehold

COUNCIL TAX BAND
G



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DESCRIPTION

The mews house, of approximately 1,137 sq.ft.(106 sq.m.), comprises three bedrooms, three bathrooms, open plan fully fitted high spec kitchen/ living room, and features a south facing terrace.

The principal bedroom benefits from an en-suite shower room, and access to the terrace. Two further bedrooms with generous built-in storage, one with en-suite bathroom and a further guest bathroom, are located on the first floor. The kitchen and living room are fully open plan, providing spacious and light accommodation with high ceilings and wood flooring throughout.

Planning consent was granted in October 2017 to create a house of c.2,250 sq ft.

Bourlet Close is situated just off Riding House Street, in the heart of fashionable Fitzrovia. Excellent transport links nearby include Bond Street, Oxford Circus and Great Portland Street underground stations. The new Elizabeth Line is a short walk from the property and there is easy access to the East, West and Heathrow via the A40.

AMENITIES

- Three Bedrooms
- Three Bathrooms
- Mews House
- Wood Floors
- High Ceilings
- Terrace
- Freehold
- Exposed Brickwork



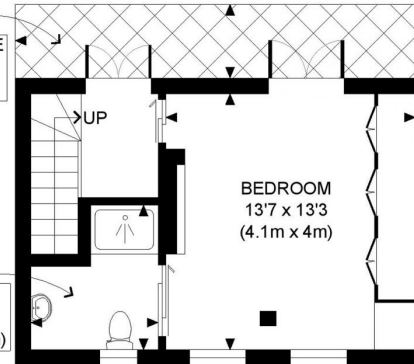
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City of Westminster- Council tax band G
EPC: D

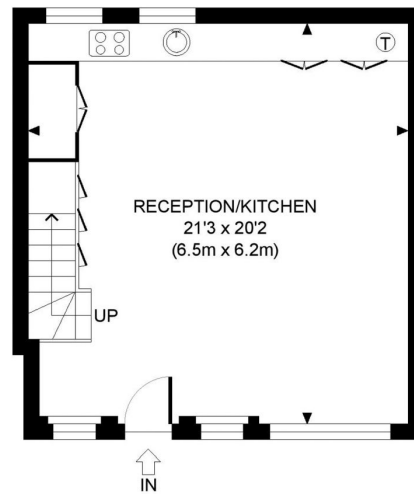


ROOF TERRACE
20'11 x 3'11
(6.4m x 1.2m)

EN-SUITE
7'8 x 6'9
(2.3m x 2.1m)

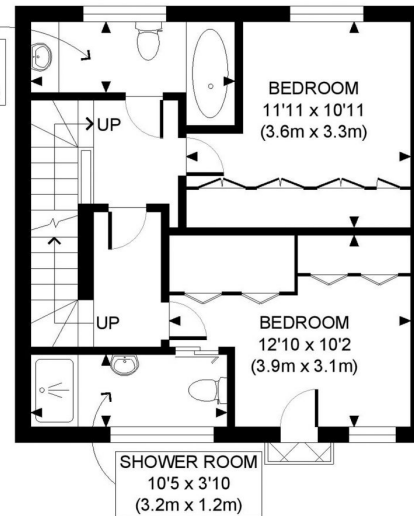


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 277 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT

BATHROOM
10'10 x 3'9
(3.3m x 1.1m)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 434 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1137 SQ FT/ 106 SQM

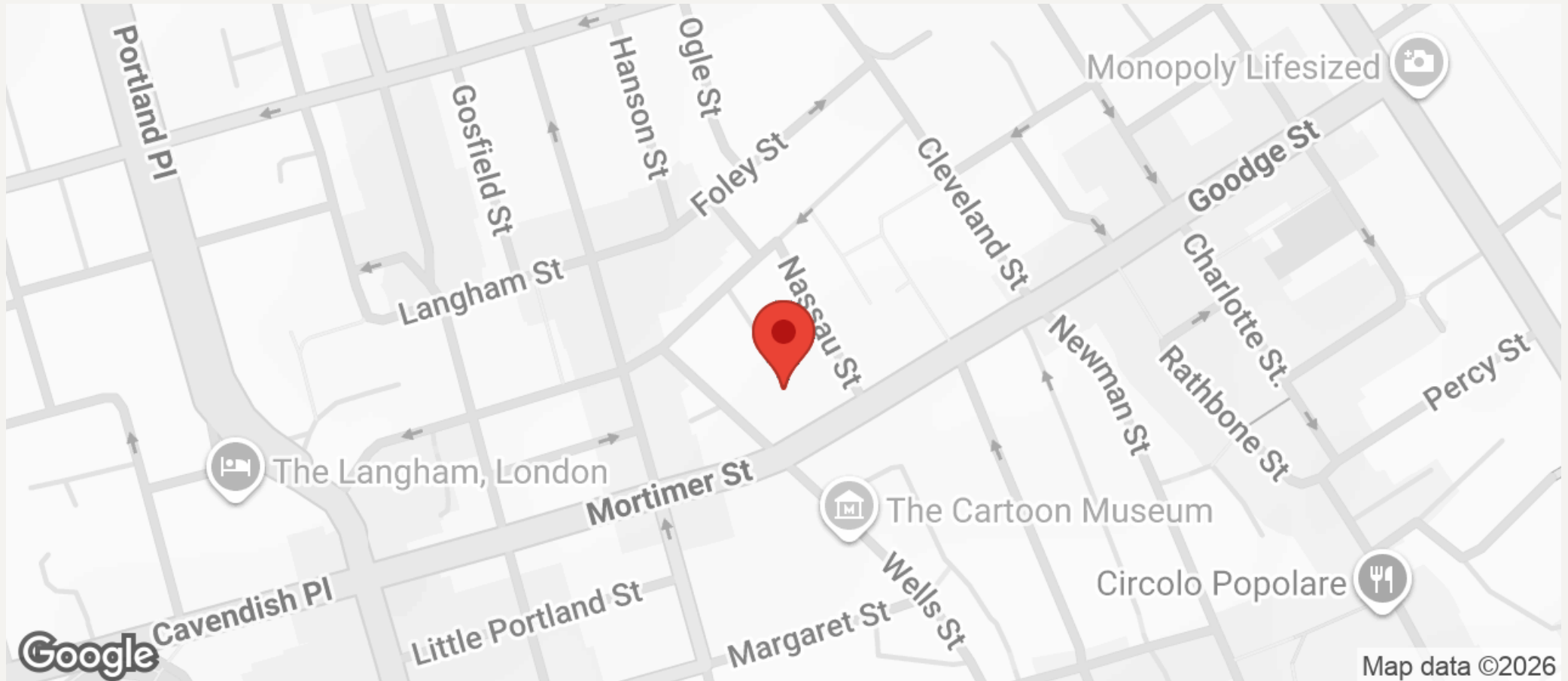
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ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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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