



**JEREMY JAMES**

**KENRICK PLACE, MARYLEBONE VILLAGE, LONDON W1**



**PRICE**  
£1,795,000

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX BAND**  
E

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London,  
W1G 9TS

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### DESCRIPTION

A unique opportunity to acquire a freehold mews house in the heart of Marylebone Village. This cobbled mews runs between Paddington Street and Dorset Street. The mews is located on the east side of Kenrick Place being ideally located for numerous transport facilities. Baker Street underground station and A40/M40 are within a stone's throw from the property. The open spaces of Paddington Gardens and Regents Park are also close by.

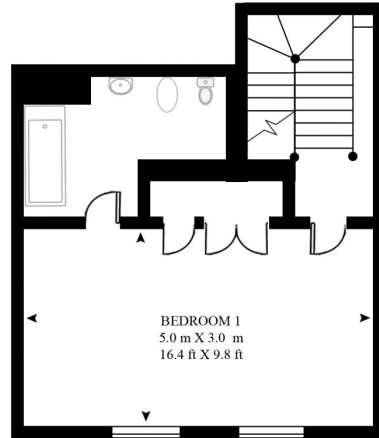
### AMENITIES

- Freehold
- Mews House
- Cobbled mews
- Garage

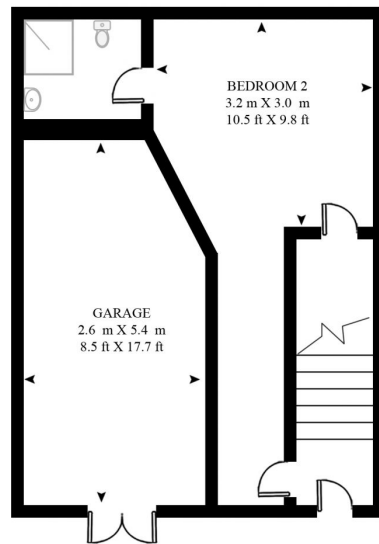


# KENRICK PLACE

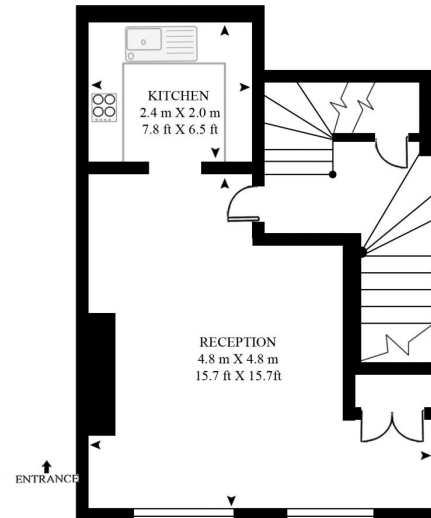
APPROXIMATE GROSS INTERNAL FLOOR AREA 998 SQ.FT (92.8 SQ.M)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



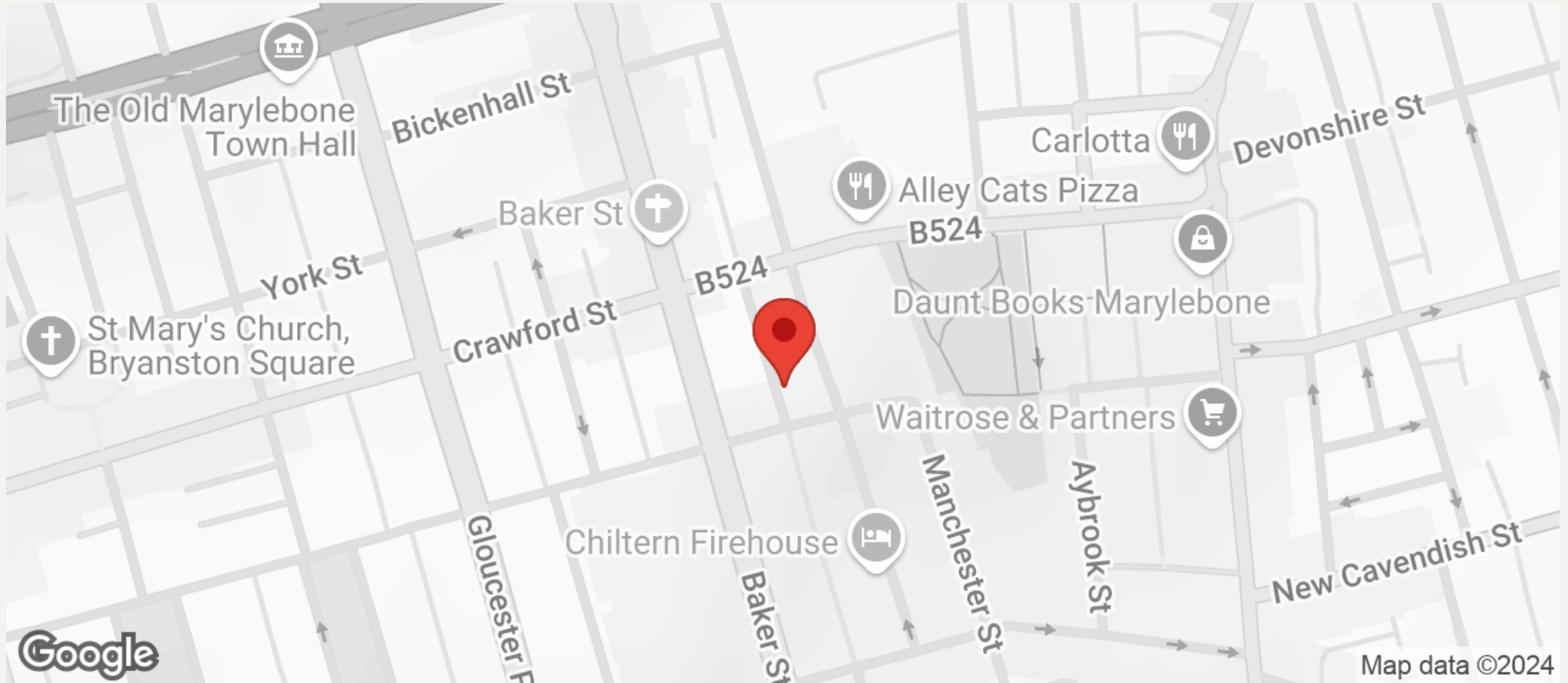
This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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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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