



**JEREMY JAMES**

**DUNSTABLE MEWS, MARYLEBONE VILLAGE, LONDON W1G**



**PRICE**

£1,395,000

**TENURE**

Leasehold - 123 Years

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

G

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111  
jeremyjames@jeremy-james.co.uk



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## DUNSTABLE MEWS, MARYLEBONE VILLAGE, LONDON W1G



### DESCRIPTION

A two-bedroom mews house with the rarity of a private garage and garden.

The ground floor features a secure garage with electric doors and open-plan kitchen and dining area, which leads to a secluded garden. A modern spiral staircase leads upstairs to a bright and spacious reception room stretching across the full width of the house, along with two double bedrooms and shower room. Immaculately presented throughout, this charming home is tucked away on a quiet cobbled mews in the very heart of Marylebone Village. Ideally situated, Dunstable Mews is just moments from the restaurants, boutiques of Marylebone High Street as well as the green spaces of Regent's Park.

### AMENITIES

Mews House

Patio

Moments from Marylebone High Street

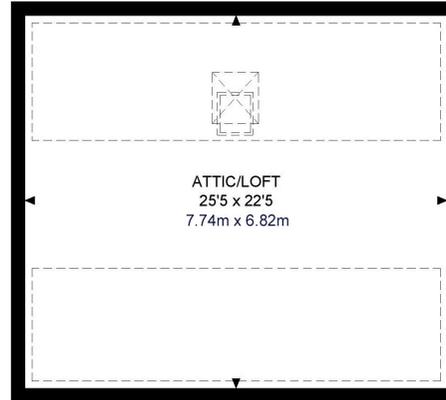
2 Bedrooms

Garage

EPC: E

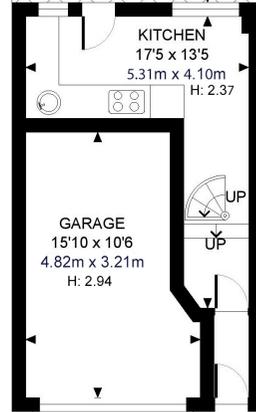
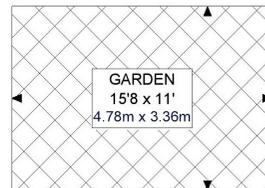


REDUCED HEADROOM BELOW 1.5M / 5'0"

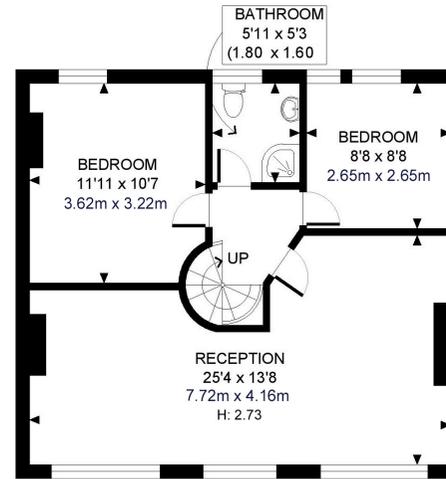


#### SECOND FLOOR

Area Under 1.5m: 35.2 SQM / 378 SQ FT  
Area Above 1.5m: 17.6 SQM / 189 SQ FT



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 852 SQ FT/ 79.15 SQM

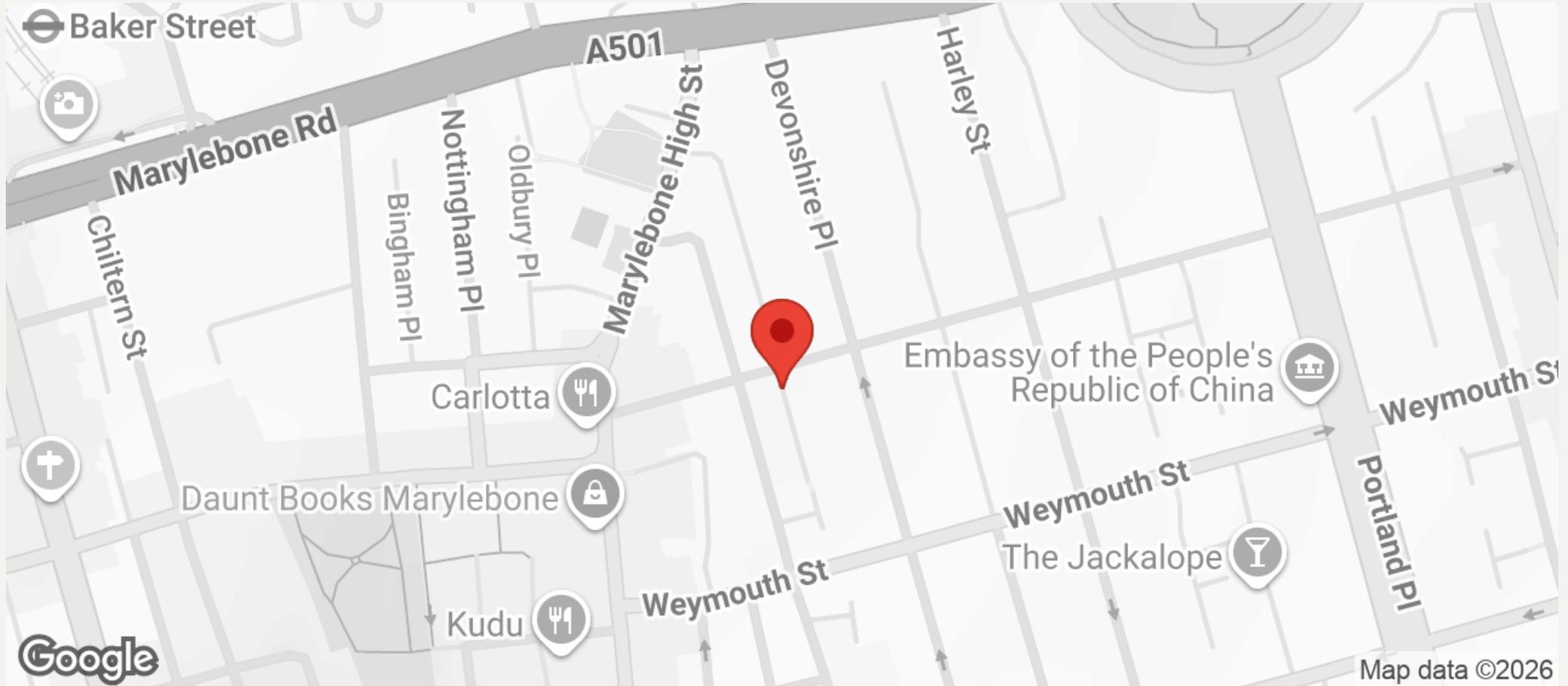
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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 they 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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London,  
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[jeremyjames@jeremy-james.co.uk](mailto:jeremyjames@jeremy-james.co.uk)