



**JEREMY JAMES**

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



**PRICE**

£3,250,000

**TENURE**

Leasehold - 128 Years

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

G

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London,  
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## MARYLEBONE MEWS, MARYLEBONE VILLAGE, LONDON W1G



### DESCRIPTION

This extremely rare mews house on the market for the first time in over 20 years situated in one of the most desirable mews in the Marylebone village.

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.

### AMENITIES

2 Bathrooms

3 Bedrooms

Mews House

Cobbled Mews

EPC: E

Garage on a separate agreement

Moments from Marylebone High Street

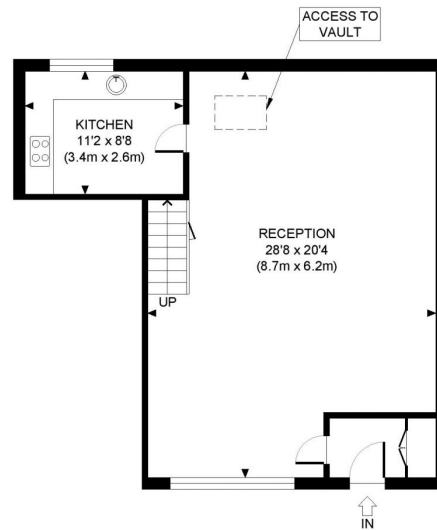
### LOCATION

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.

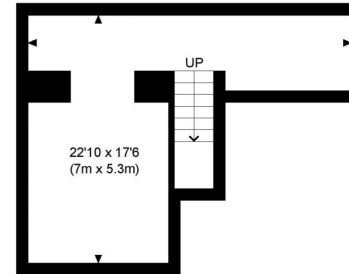
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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 658 SQ FT



VAULT  
GROSS INTERNAL  
FLOOR AREA 264 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

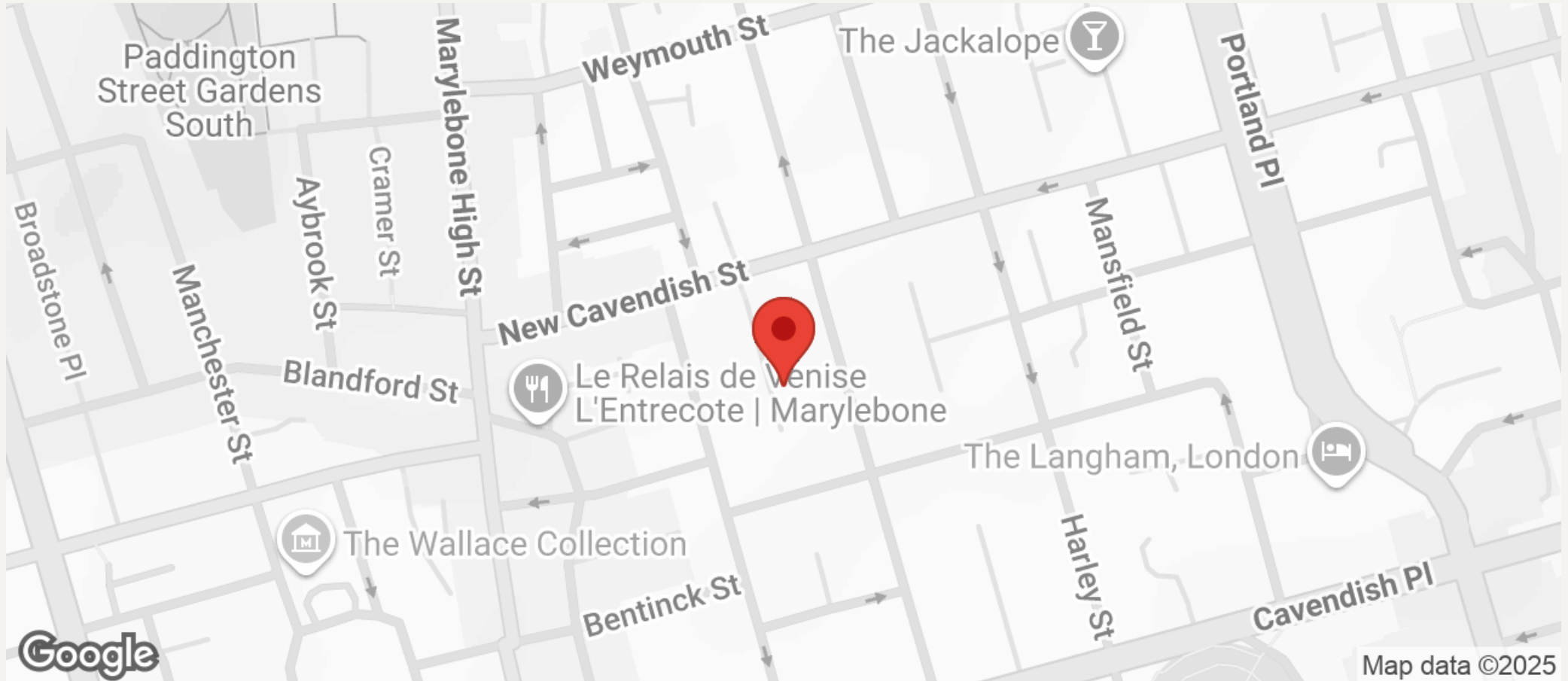
**PROPERTY PHOTO PLANS** .COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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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