



**JEREMY JAMES**

**NOTTINGHAM PLACE, MARYLEBONE VILLAGE, LONDON W1**



**PRICE**

£2,750,000

**TENURE**

Leasehold - 109 Years

**SERVICE CHARGE**

Approx £2,500 per annum

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

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33 New Cavendish Street  
London,  
W1G 9TS

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



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### DESCRIPTION

The entire new cottage is built behind existing 1840s Georgia brick and stucco facade. This three story cottage is approximately 1,713 sq ft (159 sq m) set over lower ground, ground and first floors.

The lower ground floor currently set up as the master bedroom has been recently refurbished with bespoke built in wardrobes, en-suite bathroom benefiting from under floor heating and four ceiling surround sound speakers. As well as access to a tanked vault beneath the street.

The ground floor consists of reception room leading to a glass roofed office/dining room, kitchen. This new kitchen is designed and built by Williams Ridout with lacquered doors and solid olive wood top and olive wood trimmings with the lounge having four built in quality B&W ceiling speakers. There is also added benefit of a skylight to the rear of the kitchen.

First floor comprises of two further bedrooms, ensuite shower room and a further family bathroom. There are solid wooden floors throughout the entire cottage.

### AMENITIES

3 Bedrooms

3 Bathrooms

Unique Cottage

EPC: C

Moments from Marylebone High Street

### LOCATION

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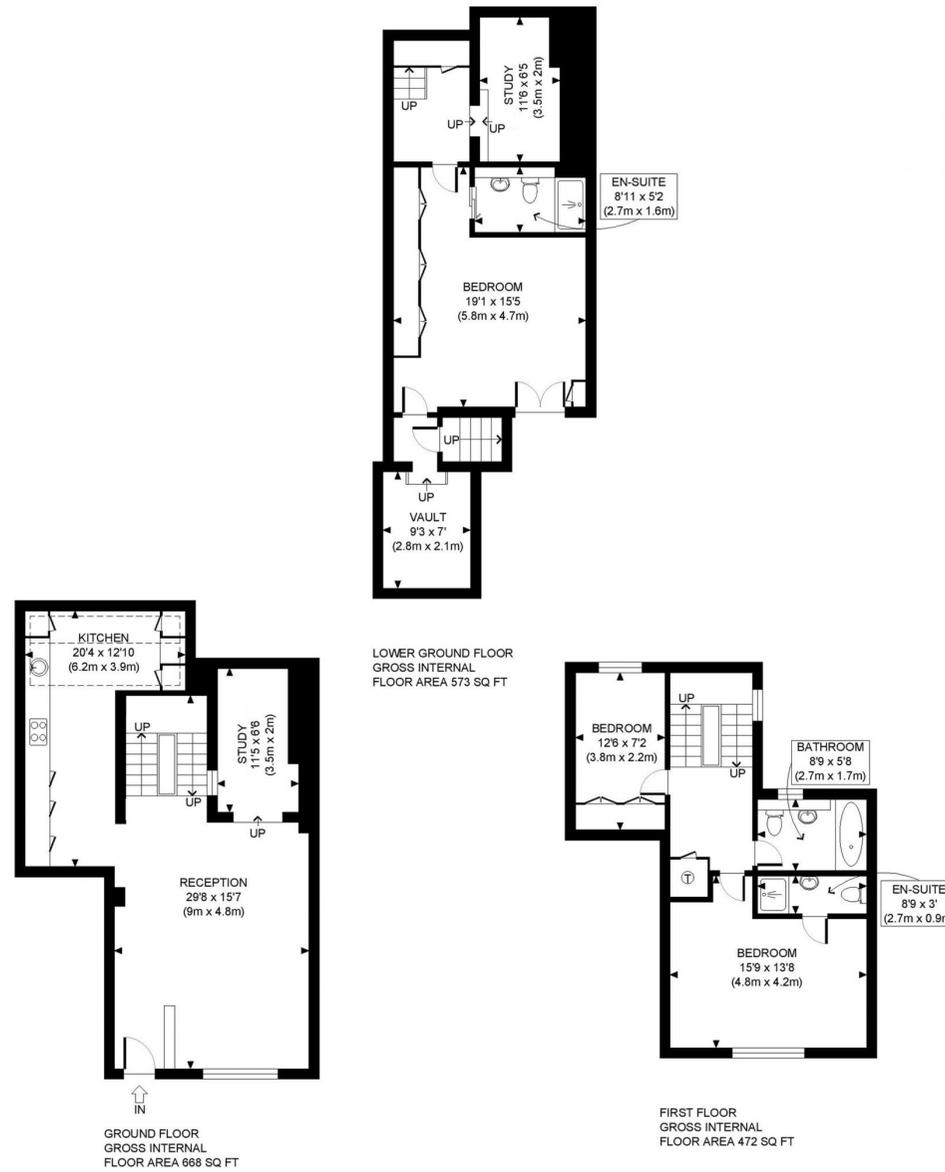
NOTTINGHAM PLACE, MARYLEBONE VILLAGE, LONDON W1

Nottingham Place is located moments away from Marylebone High Street and the green spaces of Regent's Park. Baker Street and Bond Street Underground Stations are also within close proximity.

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APPROX. GROSS INTERNAL FLOOR AREA: 1713 SQ FT/ 159 SQM

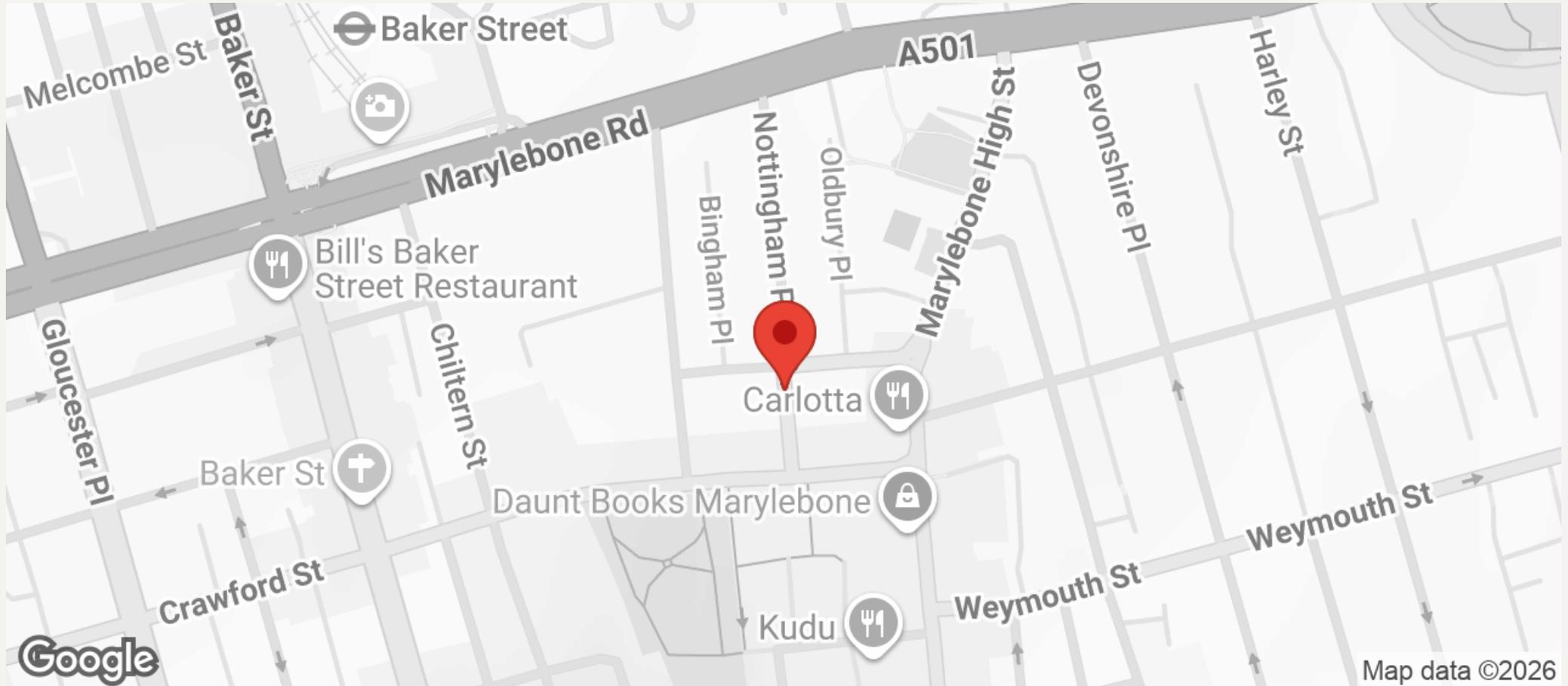
**PROPERTY PHOTO PLANS**.COUK  
ONE STOP SHOP FOR PROPERTY MARKETING

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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