



JEREMY JAMES

BOURLET CLOSE, LONDON, W1



PRICE
£2,295,000

TENURE
Freehold

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX BAND
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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.

AMENITIES

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

LOCATION

Bourlet Close is situated just off Riding House Street, in the heart of fashionable Fitzrovia. Excellent transport links nearby include Bond



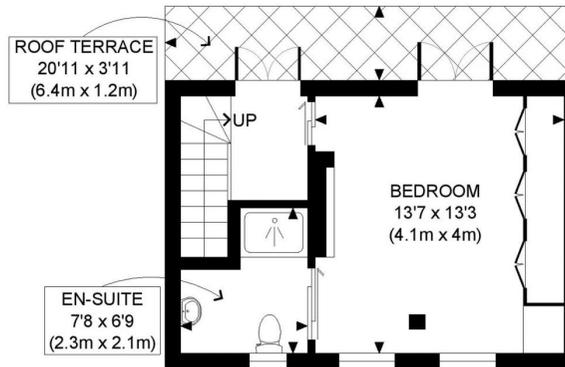
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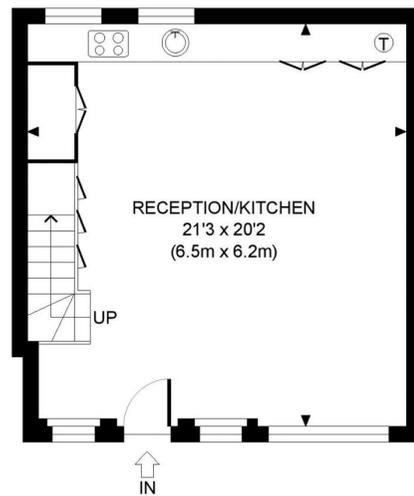
Street, Oxford Circus and Great Portland Street underground stations.
The new Elizabeth Line is a short walk from the property and there is
easy access to the East, West and Heathrow via the A40.

33 New Cavendish Street
London,
W1G 9TS

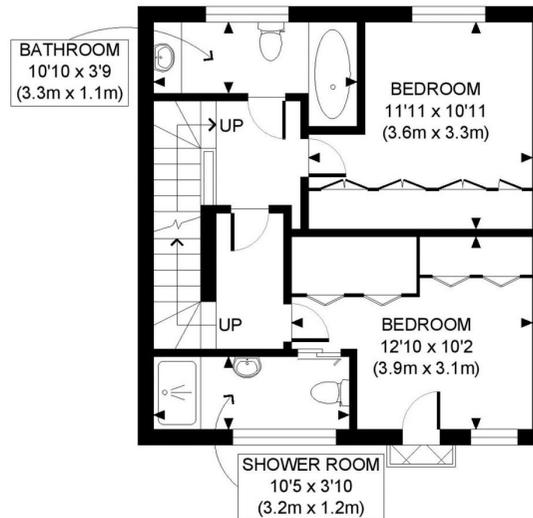
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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 277 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 434 SQ FT

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

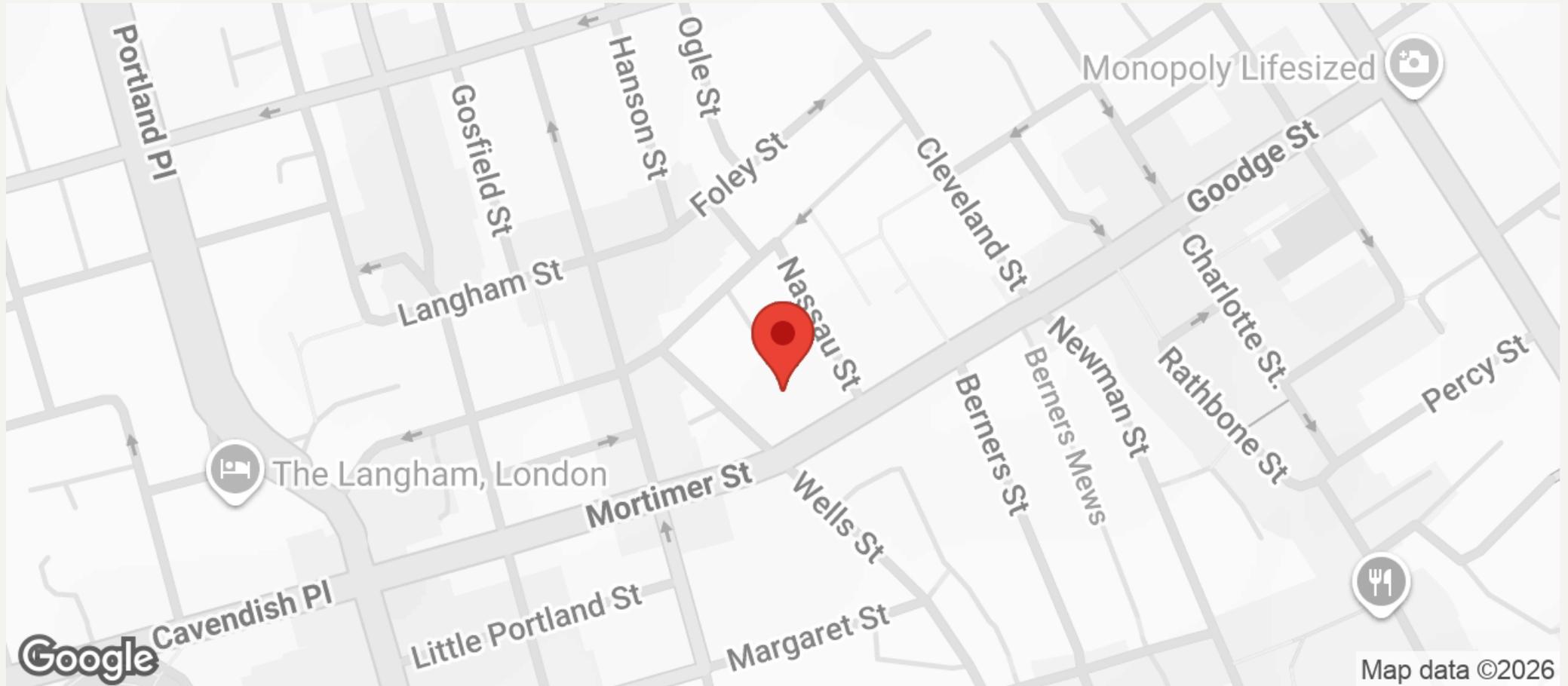
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This 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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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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