JJ

JEREMY JAMES

MARYLEBONE LANE, MARYLEBONE VILLAGE, LONDON W1

PRICE
£4,950,000

TENURE
Leasehold - 895 Years

GROUND RENT
£12 per annum

LOCAL AUTHORITY
City of Westminster

JJ

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DESCRIPTION

Mixed use investment building comprising one ground and lower ground floor retail unit, plus three residential two bedroom flats (one with a roof terrace) on the upper floors, situated in the heart of Marylebone Village.

The building is favourably located on the east side of Marylebone Lane, at the junction with Bentinck Mews, in the heart of Marylebone Village. The area is well known for it's wonderful array of amenities including shopping (Waitrose, Selfridges, M & S and John Lewis), restaurants and bars (Ivy Café, Conran, 108 Brasserie), healthcare practices and the green open spaces of Regents Park and Hyde Park.

The area is well served by transport links, with Crossrail in development, Bond Street and Baker Street underground stations within close proximity, and numerous bus routes within easy walking distance.

EPC: Lower Ground Floor & Ground Floor C

EPC: Flat 1 D, Flat 2 C & Flat 3 C

AMENITIES

Mixed Use building for sale in the heart of Marylebone Village

Three apartments and shop available for sale

3,762 sq ft (350 sq m)

Arranged over basement, ground and four upper floors

Lease 999 years from 6th July 1920

EPC: Lower Ground Floor & Ground Floor C

EPC: Flat 1 D, Flat 2 C & Flat 3 C

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London,
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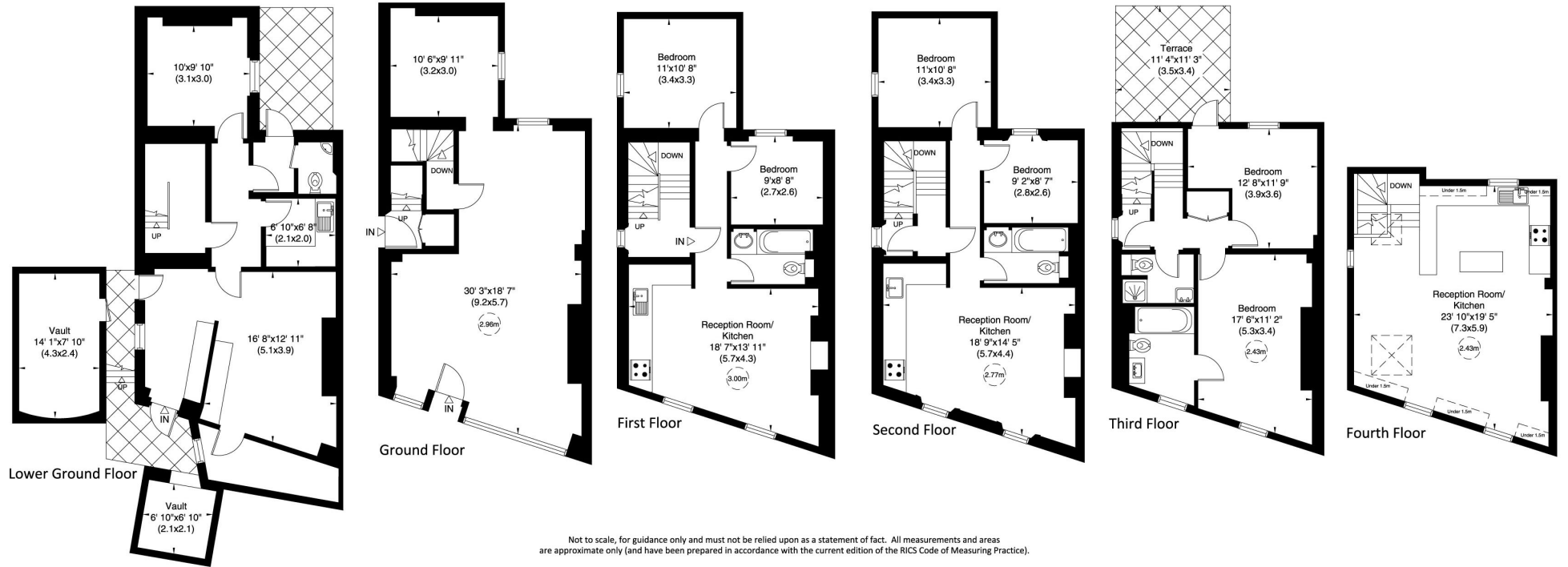jeremyjames@jeremy-james.co.uk

Marylebone Lane, W1

Gross internal area (approx.)

350 Sq m (3762 Sq ft) Including Under 1.5m and Vaults
332 Sq m (3578 Sq ft) Excluding Under 1.5m and Vaults

For identification only, Not to Scale

capital 020 8671 7722

Lower Ground Floor

10'x9' 10"
(3.1x3.0)

6' 10"x6' 8"
(2.1x2.0)

Vault
14' 1"x7' 10"
(4.3x2.4)

16' 8"x12' 11"
(5.1x3.9)

UP
UP
IN

Vault
6' 10"x6' 10"
(2.1x2.1)

Ground Floor

10' 6"x9' 11"
(3.2x3.0)

DOWN
UP
IN

30' 3"x18' 7"
(9.2x5.7)

2.96m

IN

First Floor

Bedroom
11'x10' 8"
(3.4x3.3)

DOWN

Bedroom
9'x8' 8"
(2.7x2.6)

UP
IN

Reception Room/
Kitchen
18' 7"x13' 11"
(5.7x4.3)

3.00m

Second Floor

Bedroom
11'x10' 8"
(3.4x3.3)

DOWN

Bedroom
9' 2"x8' 7"
(2.8x2.6)

UP

Reception Room/
Kitchen
18' 9"x14' 5"
(5.7x4.4)

2.77m

Third Floor

Terrace
11' 4"x11' 3"
(3.5x3.4)

DOWN

Bedroom
12' 8"x11' 9"
(3.9x3.6)

UP

Bedroom
17' 6"x11' 2"
(5.3x3.4)

2.43m

Fourth Floor

DOWN
Under 1.5m
Under 1.5m

Reception Room/
Kitchen
23' 10"x19' 5"
(7.3x5.9)

2.43m

Under 1.5m
Under 1.5m
Under 1.5m

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas
are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

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