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

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

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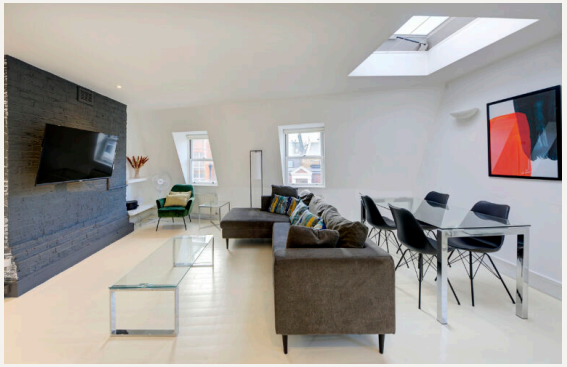

DESCRIPTION

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

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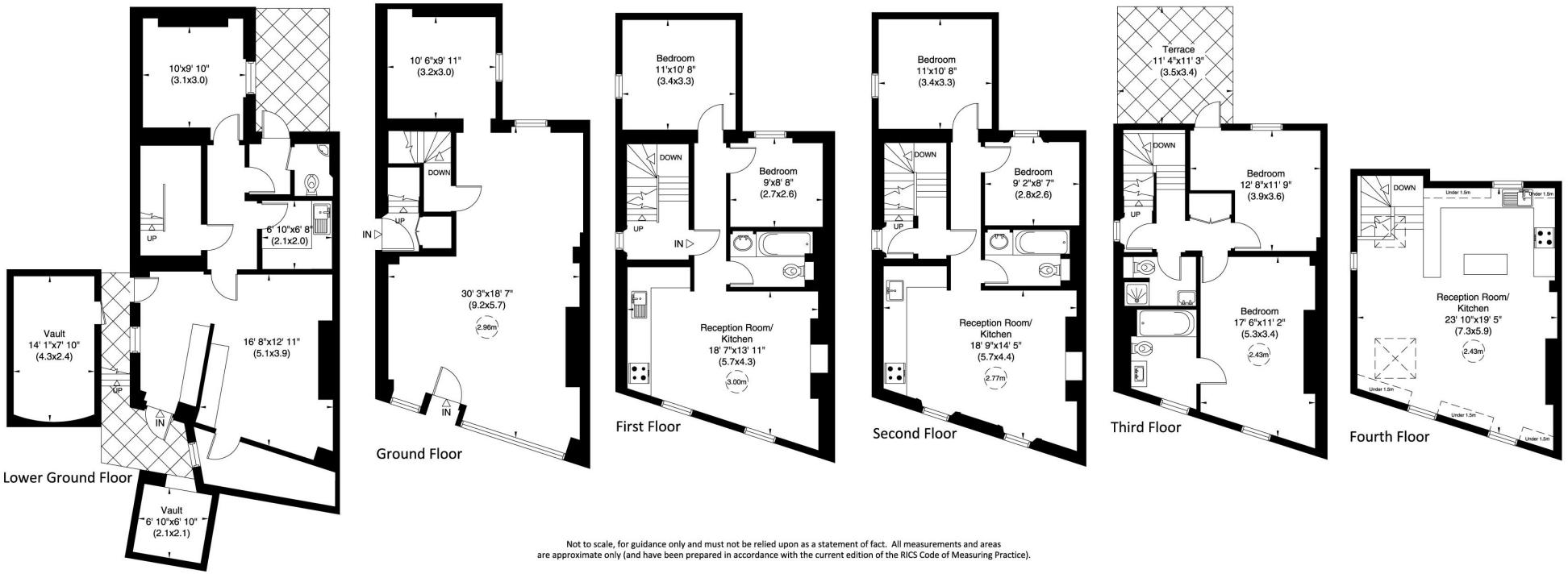
Marylebone Lane, W1

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



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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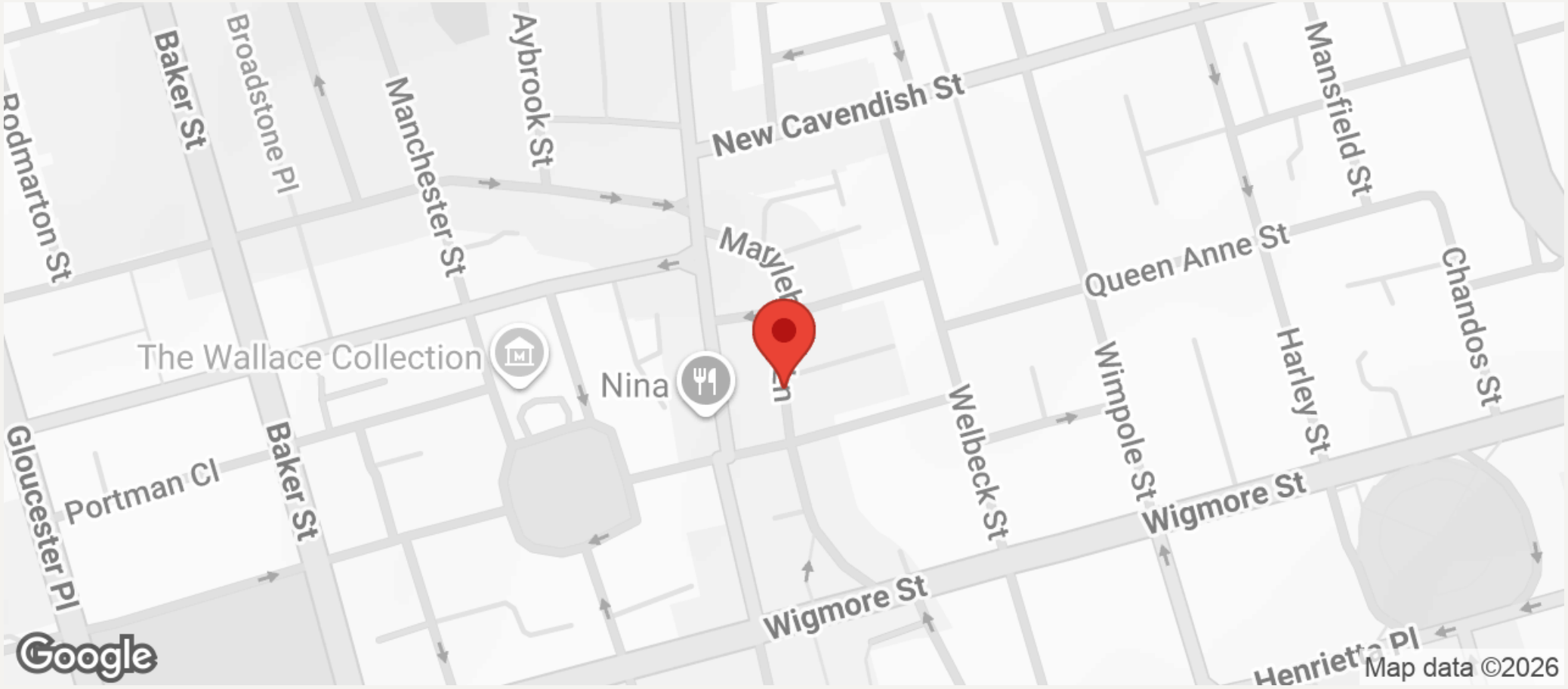

All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give 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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