

TO
LET



7 Wythburn Place, Marylebone, London W1H 7BU

£1,500 p/w

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£1,500 p/w



PROPERTY DESCRIPTION

A unique and well-presented mews house.

This spacious home offers a bright living and dining room, complemented by a semi open-plan, eat-in kitchen—ideal for both everyday living and entertaining.

The principal bedroom benefits from a private en-suite bathroom, while two further double bedrooms share a contemporary family bathroom. Additional features include a guest cloakroom, a separate utility room, and a private garage.

Situated on a quiet mews, the property enjoys close proximity to the boutique shops, cafés, and restaurants of Connaught Village and Marylebone High Street, as well as excellent transport links and the open green space of Hyde Park.

EPC - E, Council Tax Westminster - Band TBC, Security Deposit – 6 weeks rent. Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: FTTC, Mobile – good coverage, Parking – Residents permit required from Westminster Council.

Living /dining room, semi open plan eat in kitchen, principle bedroom with en suite, 2 further double bedrooms, family bathroom, guest cloakroom, utility room, garage

ACCOMMODATION

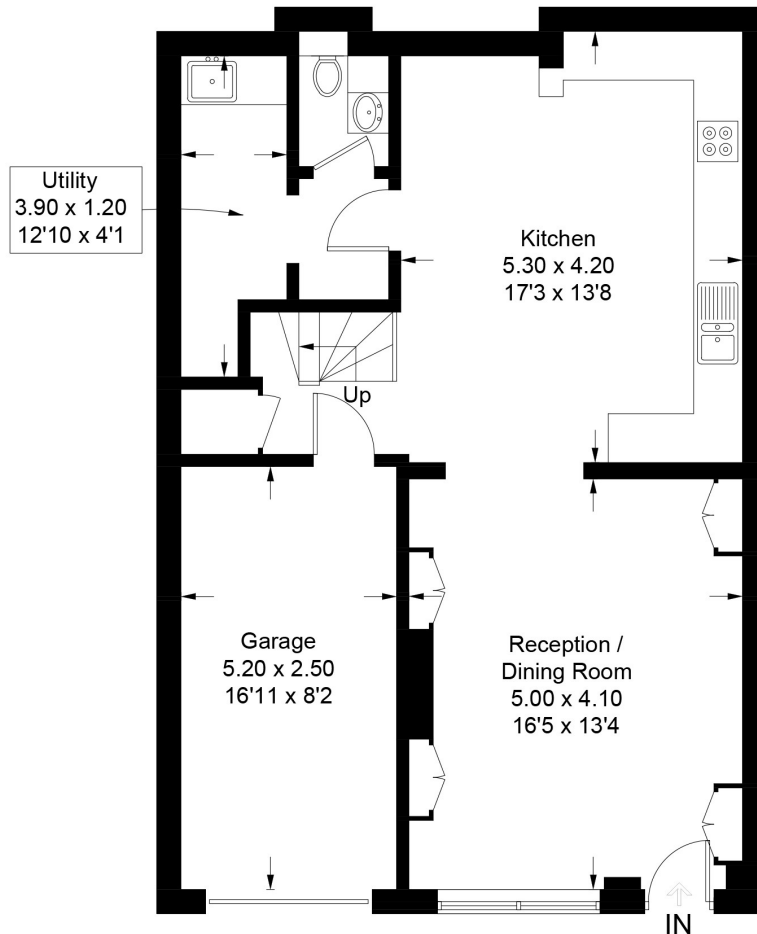
- Living / Dining Room
- Semi Open Plan Eat In Kitchen
- Principle Bedroom with En Suite Bathroom
- 2 Further Double Bedrooms

- Family Bathroom
- Guest cloakroom
- Utility Room
- Garage

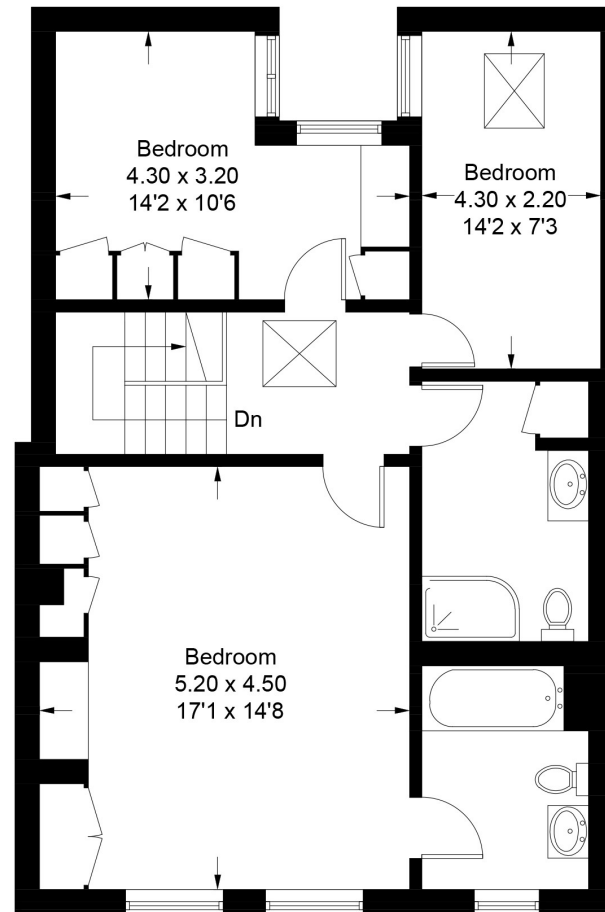


Wythburn Place

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1242045)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	B		
(61-81)	C		
(55-60)	D		
(51-54)	E		
(47-50)	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		51	69