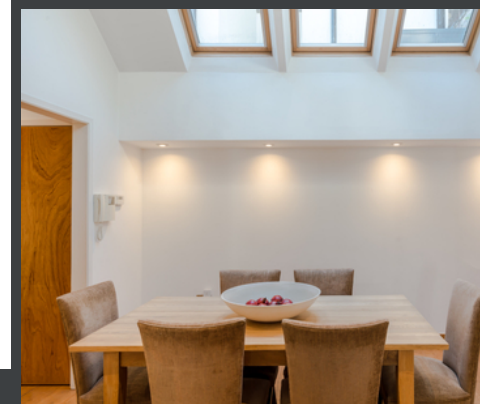




Wythburn Place, Marylebone, London. W1H

A unique contemporary, newly built in 2005, mews house situated in this quiet cobbled mews close to Marble Arch. Located a short walk from the shops and restaurants of Marylebone High Street and Connaught Village. Wythburn Place is close to Hyde Park, The West End with Mayfair an enjoyable walk away



£2,200,000 Freehold

PROPERTY DESCRIPTION

A unique contemporary newly built in 2005, mews house situated in this quiet cobbled mews close to Marble Arch. The ground floor boasts a large living area leading through to either the dining room or kitchen. The dining room has large sky lights providing ample natural light often missing in Mews Houses. There is also a guest cloakroom on the ground floor. The staircase leads to the 1st floor where there is the principle en suite bedroom and access to a lovely small decked terrace, 2 further bedrooms and the family bathroom.

Located just a short walk from the shops, cafes and restaurants of both Marylebone High Street and Connaught Village. Wythburn Place is situated north of Hyde Park, close The West End, with Mayfair an enjoyable walk away Excellent transport links at Marble Arch, Baker Street and Marylebone are within easy reach and the green spaces of Regents Park and Hyde Park are both easily accessed. Freehold: EPC – D: Council Tax (Westminster) Band G: Gas, Water and Electricity – all mains supplied: Heating – Gas: Broadband – good coverage: Mobile – good coverage: Parking - Westminster Residents Parking (fee payable): Accessibility/Adaptations: some alterations (such as addition of a Lift) may not be possible.

Living room, dining room, kitchen, 2 double bedrooms, 2 bathrooms (1 en suite), 3rd single bedroom/ home office, guest cloakroom, small decked terrace

FEATURES

- Freehold
- Living Room
- Dining room
- Kitchen
- Principal bedroom with En Suite Bathroom
- Small Decked Terrace
- 2nd Double Bedroom
- 2nd Bathroom
- 3rd Single Bedroom/Home Office
- Guest Cloakroom



ROOM DESCRIPTIONS

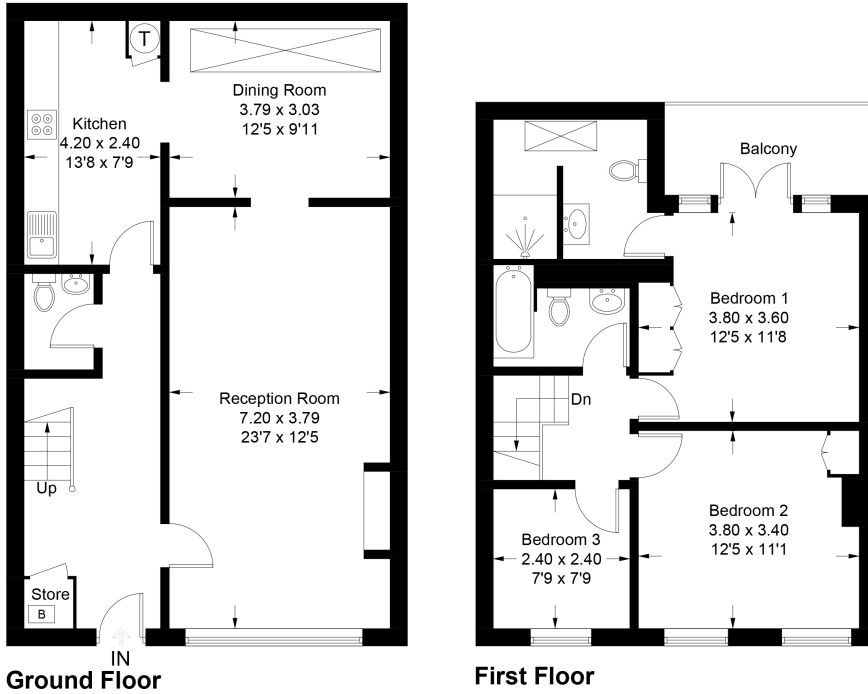


FLOORPLAN & EPC

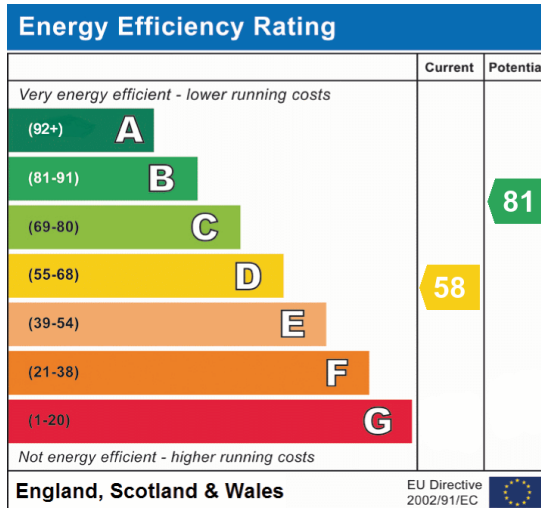


Wythburn Place

Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft



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. (ID1094780)



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