

REDUCED



3 Shillibeer Place, Marylebone, London W1H 4DR

£1,650,000 - Leasehold

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**3 Shillibeer Place, Marylebone, London, W1H 4DR**  
**£1,650,000 - Leasehold**





## PROPERTY DESCRIPTION

An attractive, modern style 3 bedroom mews house which offers over 1,000 square feet of well proportioned space over 3 floors and is versatile enough to be a family home or a great town house for a couple.

The house is situated in a quiet enclave, westerly in Marylebone and within easy walking distance of Marylebone High Street and Baker Street to the East and Connaught Village to the West. Excellent transport links are close by at Paddington, Marylebone and Baker Street and the A41 offers fast access to the M4 out of London towards Heathrow. The green open spaces of Hyde Park and Regents Park are also easily accessible.

The Lease is 125 Years from 25 March 2004, Service charge costs: (2024) £7,006, Ground rent: (2024) £350, EPC- C, Council Tax Band (Westminster)- G, Electricity Gas Water and Sewerage - all mains supplied. Gas central heating. Broadband: superfast service available, Mobile: good coverage. Parking: one space in underground car park otherwise Residents Permit required from Westminster Council (fees apply).

Living room with dining area, open plan kitchen, principal bedroom floor with en suite bathroom, 2 further bedrooms, family bathroom, guest cloakroom, balcony, one underground parking space.

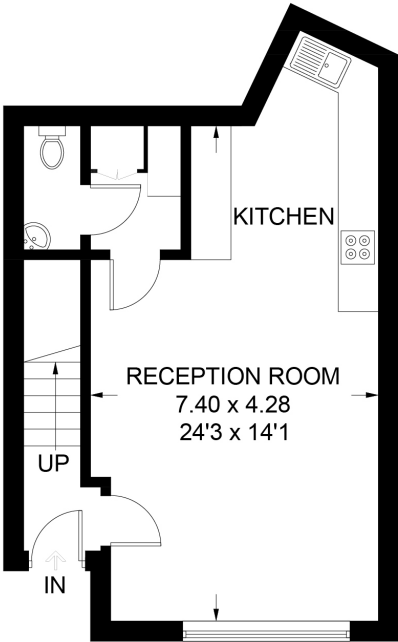
## ACCOMMODATION

- Living Room with Dining area
- Open Plan Kitchen
- Principle bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Guest Cloakroom
- Balcony
- Parking (one space in underground car park)

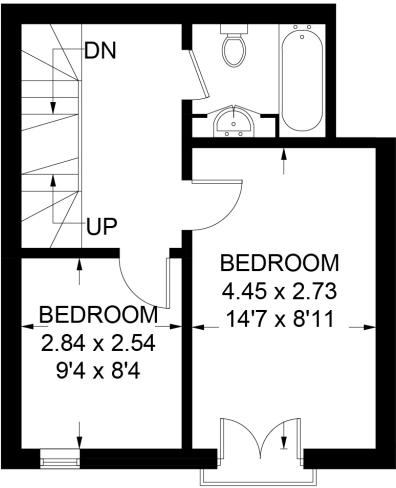


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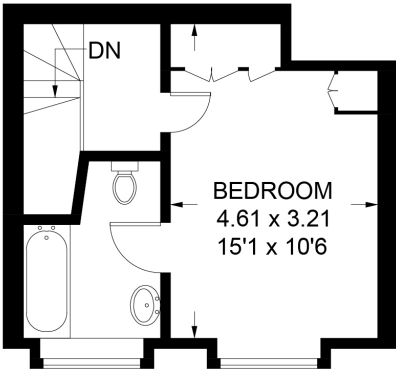
Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



**GROUND FLOOR**  
39.8 sq m / 428 sq ft



**FIRST FLOOR**  
32.5 sq m / 350 sq ft



**SECOND FLOOR**  
24.4 sq m / 263 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID192811)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>	75	86
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		