

FOR
SALE



9 Wythburn Place, Marylebone, London W1H 7BU

£2,500,000 - Freehold

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PROPERTY DESCRIPTION

A stunning mews house situated in a quiet cobbled mews close to Marble Arch and Hyde Park. The property has been completely renovated and presents as a brand-new home with new bathrooms, kitchen and wood flooring throughout.

The ground floor offers a lovely entrance hall with built in cabinetry for coat and shoe storage, guest cloakroom, double doors into a spacious open plan living/dining room that flows into the luxurious new kitchen with beautiful skylights creating natural light. There is a utility room with a separate washer and dryer and a home office/study area.

A new staircase leads to the first floor: principal bedroom with French doors onto a charming private roof terrace, en suite bathroom featuring a bathtub and walk-in shower, two further bedrooms and a stylish family bathroom. Large loft space.

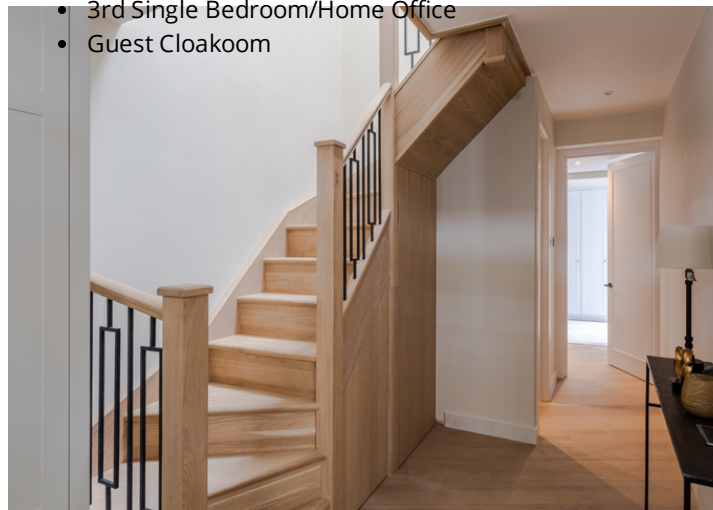
Located just a short walk from the bustling cafes and restaurants of Seymour Place, and close to Marylebone High Street and Connaught Village. Transport links at Marble Arch, Baker Street and Paddington to Heathrow.

Freehold: EPC – C: 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)

Open plan living room/dining room, new kitchen, principle bedroom with en suite bathroom, private decked terrace, further double bedroom, family bathroom, 3rd single bedroom/home office, utility room, guest cloakroom

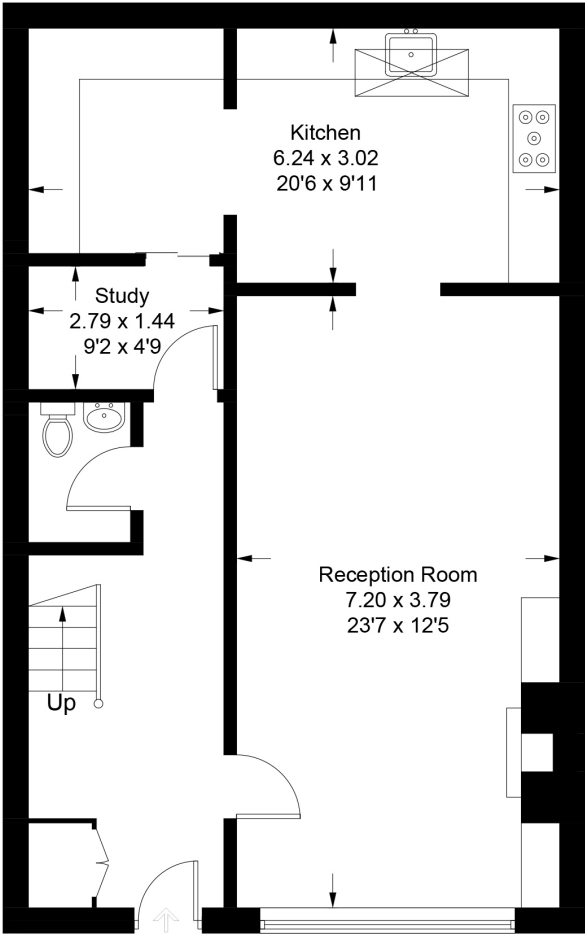
ACCOMMODATION

- 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

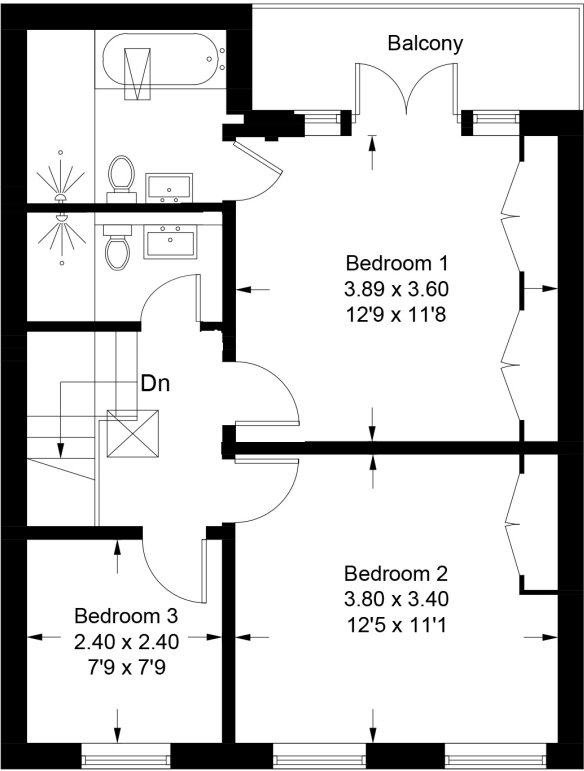


Wythburn Place

Approximate Gross Internal Area = 115.4 sq m / 1242 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. (ID1218085)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	A		
Energy efficient - lower running costs	B		
(61-81)	B		
Decent energy efficiency - lower running costs	C		
(51-60)	C		
Below average energy efficiency - higher running costs	D		
(35-50)	D		
Low energy efficiency - higher running costs	E		
(21-34)	E		
Not energy efficient - higher running costs	F		
(1-20)	F		
Very poor energy efficiency - highest running costs	G		
(1-10)	G		
Not energy efficient - higher running costs		78	82
England, Scotland & Wales		EU Directive 2002/91/EC	