



## Shillibeer Place, London. W1H

A lovely, modern mews house in this quiet cul-de-sac. The house is situated over 3 floors and with impressive square footage of over 1,000 sq ft, this is the perfect family home.



£1,200 p/w

## PROPERTY DESCRIPTION

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A lovely, modern mews house in this quiet cul-de-sac. The house is situated over 3 floors and with impressive square footage of over 1,000 sq ft, this is the perfect family home. Located within easy walking distance of Baker Street and Marylebone High Street and all of the transport amenities of the Baker Street Tube and Marylebone Train Station. Easy access to both Regents Park and Hyde Park. EPC- C, Council Tax Band (Westminster)- G, Security Deposit -£7,200.

Electricity Gas Water and Sewerage - all mains supplied. Gas central heating. Broadband: broadband packages available. Mobile: good coverage likely. Parking: 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

## FEATURES

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- Living Room with Dining area
- Open Plan Kitchen
- Principle bedroom with En Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom
- Guest Cloakroom
- Balcony



ROOM DESCRIPTIONS

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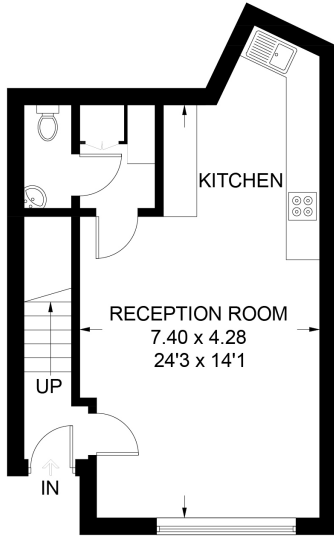


# FLOORPLAN & EPC

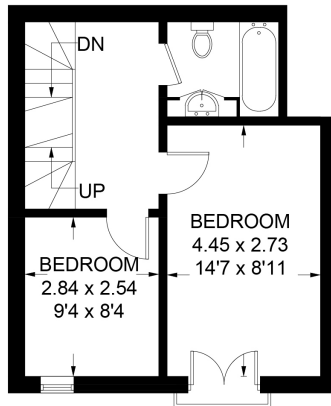


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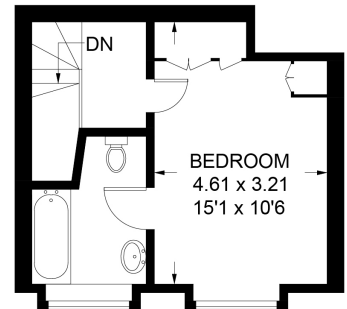
Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



**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>		<b>86</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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