



## Warren Mews, London, W1T 6AW

A unique four-bedroom terraced mews house within walking distance of Great Portland Street underground station and a plethora of local amenities.

The ground floor features the open plan living and kitchen space as well as the first of three bathrooms. The second floor boasts two spacious bedrooms, one with built in storage, along with the second stylish family bathroom. Located on the top floor are one generous double bedrooms ensuite and the a guest bedroom which can also be used as an office space or a spacious walk-in wardrobe.

The surrounding area boasts any amenities such as Fitzroy Square Garden, restaurants and The British Museum.

This property is offer furnished as is available to move in ASAP.

### Summary

Minimum tenancy is 12 months

Maximum number of tenants is 4 part of the same household

### Summary & Exclusions:

- Rent Amount: £7,150.00 per month (£1,650.00 per week)

- Deposit / Bond: £8,250.00

- 4 Bedrooms

- 3 Bathrooms

- Four Bedroom House
- Fully Furnished
- Central London
- Picturesque Location
- Ample Amount of Storage

**Alex &  
Matteo**  
ESTATE AGENTS

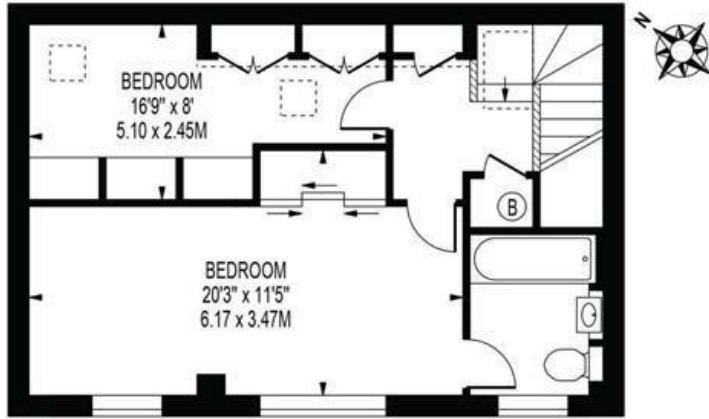
**£6,950 Per month**

# WARREN MEWS

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1401 SQ FT - 130.16 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

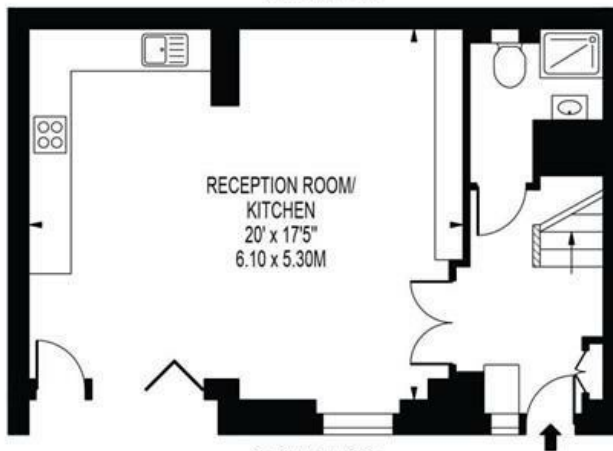
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 25 SQ FT - 2.30 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	