

18 Wimpole Mews

MARYLEBONE, LONDON W1

MEWS HOUSE REFURBISHMENT/DEVELOPMENT OPPORTUNITY

Investment Summary

A truly unique opportunity to acquire a Prime Residential property within London's iconic Marylebone Village.

18 Wimpole Mews

- + Mews House
- + Virtual Freehold expiring 2918 with 893 years unexpired subject to £10 per annum head rent
- + Located in the heart of Marylebone, one of London's most exclusive villages
- + Prime residential refurbishment/redevelopment opportunity
- + Potential to create new build mews house subject to the usual consents
- + Total existing GIA of 2,404 sq ft over basement, ground and upper floors
- + Offers invited **£4,000,000**.



BRITISH
MUSEUM

THE CITY

CANARY
WHARF

ST PAUL'S

THE SHARD

BROADCASTING
HOUSE

THE LANGHAM
HOTEL

LONDON EYE

CAVENDISH SQUARE

WESTMINSTER

18 Wimpole Mews

WIMPOLE MEWS

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Site Plan



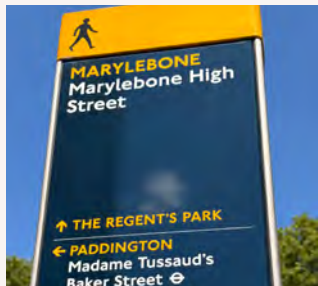
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Marylebone

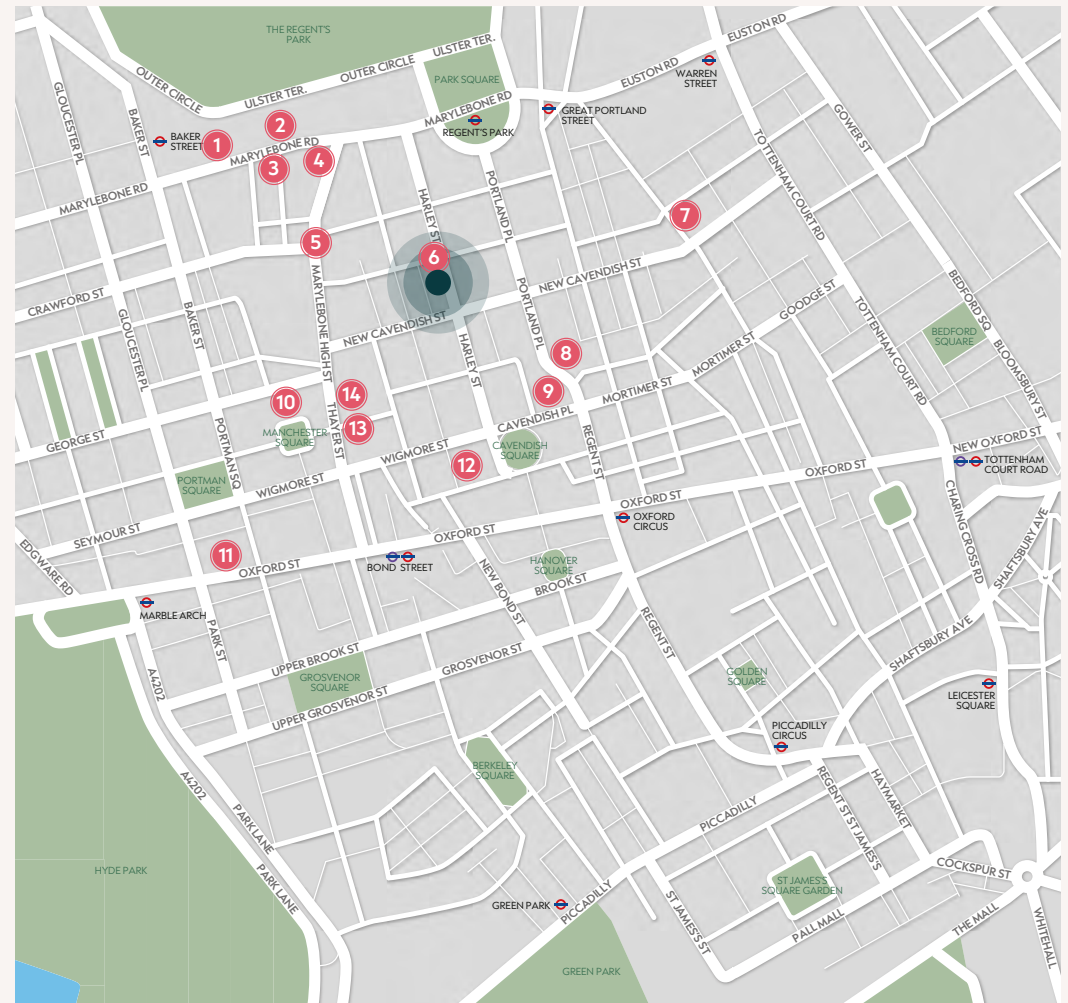
Marylebone offers an enviable blend of residential, commercial, and cultural amenities, making it a prime location for investment.

The area is home to world-class retail and dining destinations, including the renowned Marylebone High Street, known for its boutique shops, independent cafés, and fine dining establishments. Its proximity to Regent's Park provides access to expansive green spaces, while cultural landmarks such as The Wallace Collection and Madame Tussauds attract visitors year-round.

Marylebone benefits from abundant transport links, with Baker Street, Paddington, and Marylebone stations offering seamless connectivity across London and beyond. The area's affluent residential demographic, combined with its appeal to professionals and families, makes it an ideal setting for strong residential pricing. With its mix of re-purposed period properties, modern developments, and thriving local economy, Marylebone offers strong investment potential. The area's enduring desirability and affluent clientele ensure a stable and prosperous environment, making it a prime location flowing into the rest of the West End.



- | | |
|-------------------------------|----------------------------------|
| 1 Madame Tussauds | 8 Broadcasting House |
| 2 Royal Academy of Music | 9 The Langham Hotel |
| 3 The Princess Grace Hospital | 10 The Wallace Collection |
| 4 The London Clinic | 11 Selfridges |
| 5 Marylebone High Street | 12 The Royal Society of Medicine |
| 6 The Harley Street Clinic | 13 The Ivy Cafe |
| 7 BT Tower | 14 108 Brasserie |





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Description

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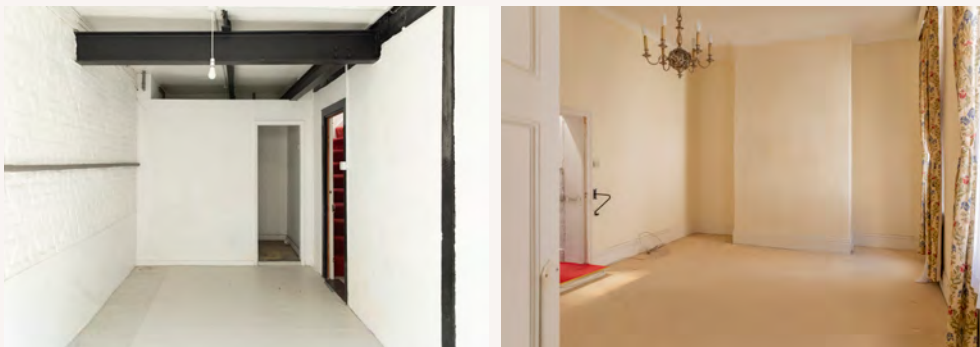


Marylebone is one of the best places to live in London. Shielded from the city by two of the nation's most beloved parks (Hyde and Regent's), Marylebone gives its residents respite from the bustle of Zone 1.

Marylebone Village benefits from beautiful Georgian architecture, anchored by Marylebone High Street - a curated, boutique adorned high-street for shopping.

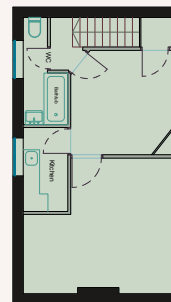
Some of London's best schools can be found in Marylebone including The St Marylebone CE School for Girls, Marylebone Boys' School, Wetherby Senior School, Wetherby Preparatory School and Queens College London.

Marylebone is one of London's most affluent areas, with average house prices exceeding £4.1 million for detached homes. The local population is highly educated and professional — 22.8% are in higher managerial or professional roles, well above national averages. Located in the City of Westminster, it also benefits from one of the highest household income brackets in the UK and attracts a wealthy, international demographic.

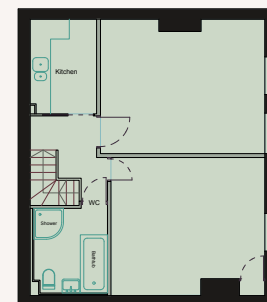


Accommodation

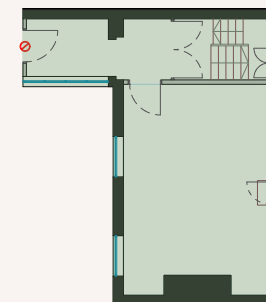
Floor Plans



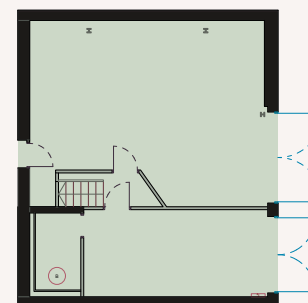
Second



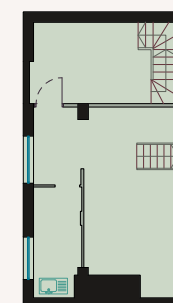
First



Upper Ground



Lower Ground



Basement

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Schedule of Areas

Gross Internal Area

	Sq Ft
Second Level	382
First Level	603
Upper Ground Level	425
Lower Ground Level	620
Basement Level	374
TOTAL GIA	2,404



Tenure

Virtual Freehold expiring 2918 with 893 years unexpired subject to £10 per annum head rent.

Tenancy

The property is offered with full vacant possession.

Planning

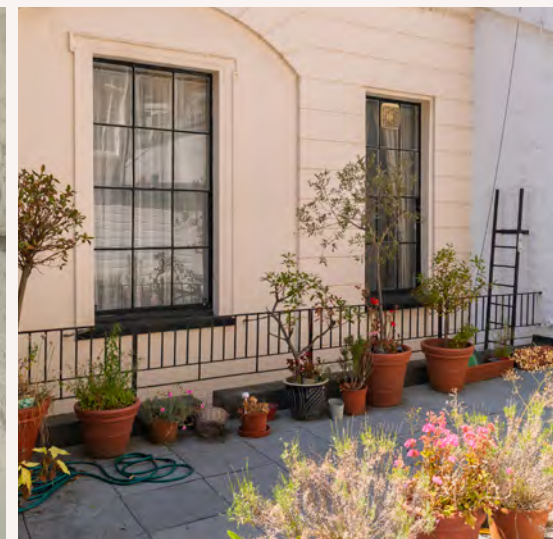
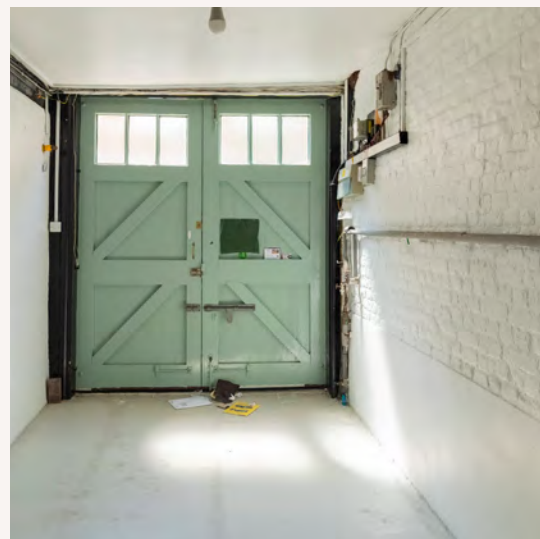
The property is not listed and sits within the Harley Street Conservation Area.

EPC

EPC rating available on request.

Price

Offers invited in excess of **£4,000,000**.



Proposal

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FOR MORE INFORMATION OR TO ARRANGE AN INSPECTION, PLEASE CONTACT:

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