



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Private three-bedroom mews house for sale with impressive kitchen and reception rooms, car lift and parking for two vehicles.

DUKES MEWS, W1U

£3,850,000

Beautifully presented three-bedroom mews house with gated entry and private underground parking with car lift. Nestled within the immaculate gardens, in a peaceful enclave. Available Chain Free.

Set within a secure mews with CCTV and private underground parking via car lift, this house has been designed with modern living in mind. The property spans four floors and has been maintained in excellent condition throughout.

An impressive reception room overlooks the gardens. A sleek, open-plan kitchen and dining room has direct access to a secluded patio area.

The principal bedroom includes extensive built-in storage and a luxurious four-piece en-suite bathroom. The top floor hosts two further, well-proportioned bedrooms and a second bathroom.

Dukes Mews enjoys an enviable position just off Duke Street and Manchester Square, moments from the fashionable streets of Marylebone and boutiques, cafés and restaurants of Mayfair.

World-class shopping and excellent transport connections. Heathrow is just 36 minutes away. Hyde Park and Regent's Park offer beautiful green spaces, both within walking distance.

Freehold

Chain Free

1,633 Sq ft / 152 Sq m





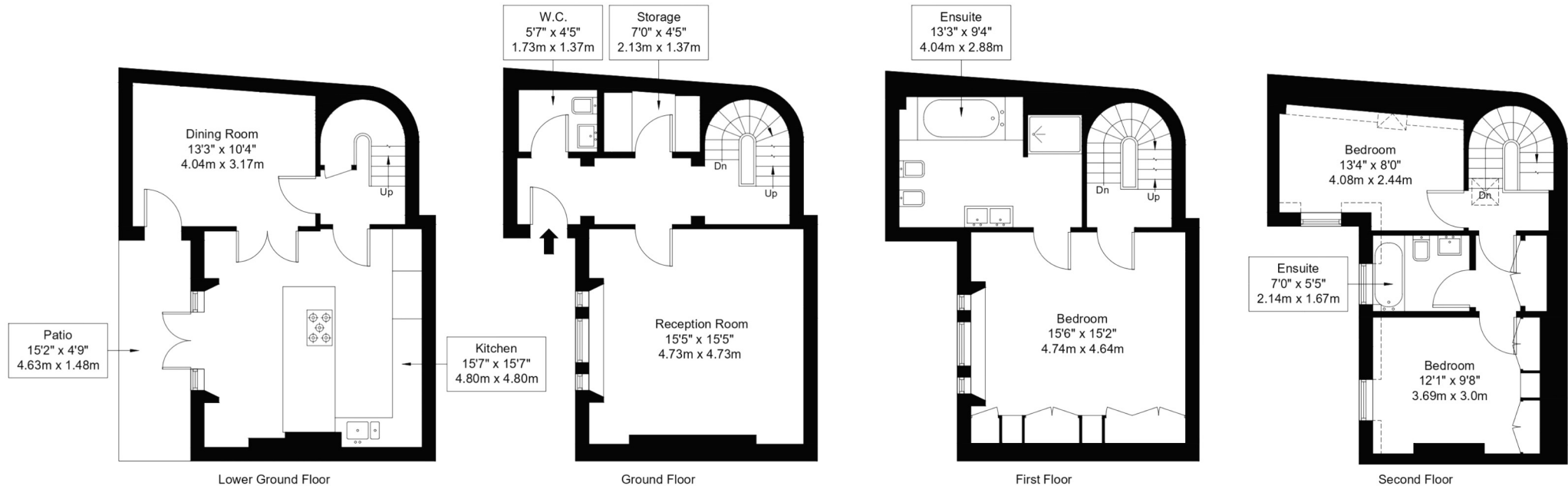
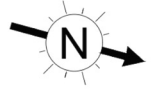
Dukes Mews, W1U 3ET

Approx Gross Internal Area = 151.75 sq m / 1633 sq ft

Restricted Head Height = 1.76 sq m / 19 sq ft

Total = 153.51 sq m / 1652 sq ft

 = Reduced Headroom Below 1.5m / 5'0



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Dukes Mews, W1U

- Stunning Three Bedroom Mews Home
- Private Underground Parking via Car Lift
- Impressive Reception, Kitchen and Dining
- Guest Cloakroom
- Superb Principal Bedroom and En-Suite
- Two Further Bedrooms and Family Bathroom
- Available Chain Free
- Virtual Tour Available
- Viewings Highly Recommended

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		85
(69–80) C	76	
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		



3



2



2

1,633 sq ft | Council Tax Band: D | EPC: H