

# Wyndham Mews, Marylebone **WIH**

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A beautifully presented mews house on a quiet cul-de-sac in the heart of Marylebone. This contemporary home has been refurbished to excellent standards and showcases a practical layout. The bedrooms and bathrooms are located on the first and second floors: two large double bedrooms, one with an en suite bathroom and one with access to the terrace. There are two additional single bedrooms and a family bathroom. The open plan kitchen/reception room and dining area occupy the ground floor, offering a modern entertaining space. The property benefits from private ownership of the mews in front of the house, outside terrace and parking for up to two cars, and the potential for private EV charging. Wyndham Mews is a well located mews close to the lively shops and restaurants of Marylebone Village. The greenery of Regent's Park and Hyde Park are also nearby. Excellent transport links from Baker Street, Marylebone and Edgware Road stations.



**Guide price:** £2,995,000

**Tenure:** Available freehold

**Local authority:** City of Westminster

**Council tax band:** G

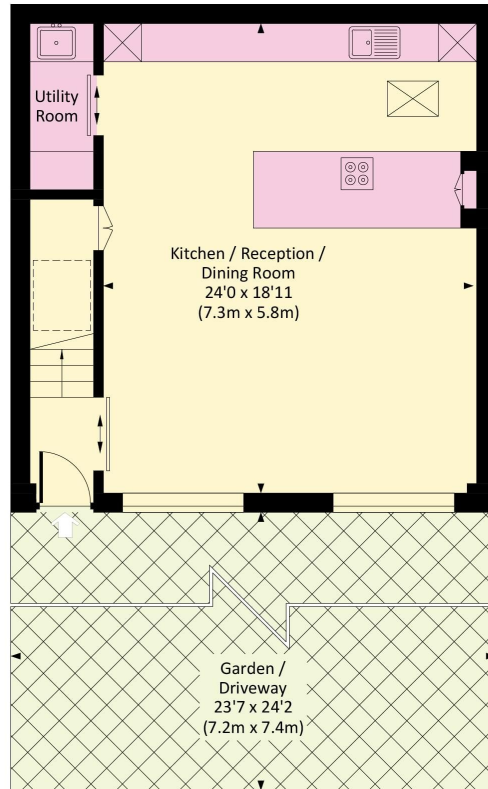




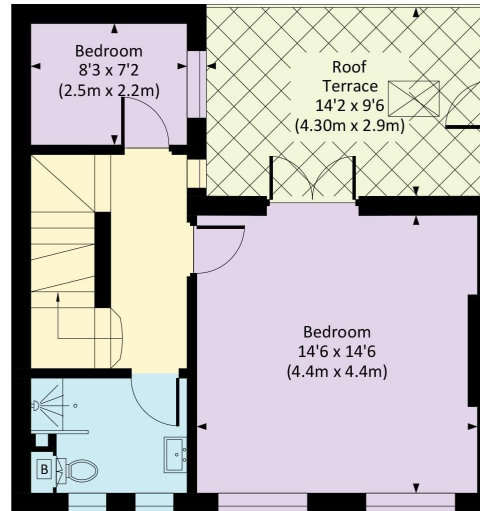
# WYNDHAM MEWS, W1H

Approx. gross internal area  
1375 Sq Ft. / 127.8 Sq M.

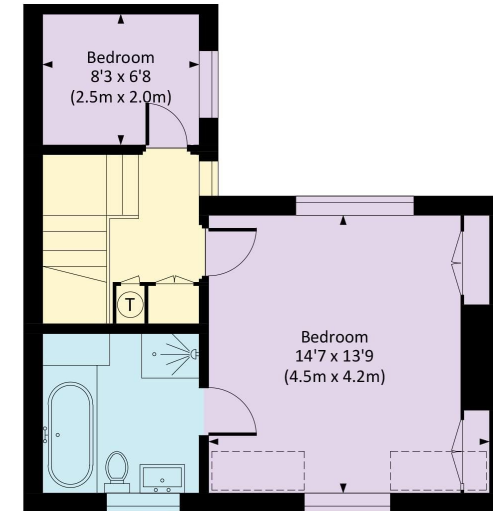
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**GROUND FLOOR**  
C.H 2.4m



**FIRST FLOOR**  
C.H 2.6m



**SECOND FLOOR**  
C.H 2.5m

= Reduced headroom below 1.5m / 5'0

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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