



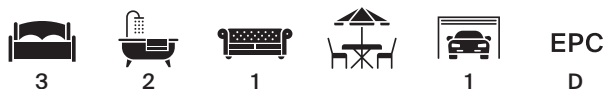
Devonshire Close, Marylebone W1G



Devonshire Close, Marylebone **WIG**

A unique opportunity to purchase a beautifully presented mews house with outside space in the heart of Marylebone Village. This spacious home offers accommodation and entertaining space across three floors. The principal suite on the top floor benefits from a dressing area, en suite bathroom and access to the terrace. There are two further bedrooms and a shower room on the ground floor. The bright reception room, office and fully integrated kitchen are set on the first floor offering a welcoming entertaining space.

Devonshire Close is ideally located for the amenities of Marylebone Village and Mayfair and the greenery of Regent's Park. There are excellent transport links from Great Portland Street, Regent's Park, Baker Street and Marylebone stations.



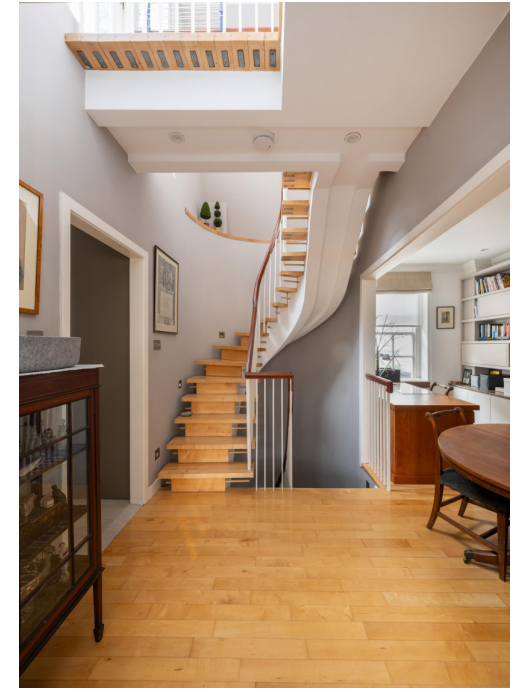
Guide price: £3,950,000

Tenure: Leasehold: approximately 889 years remaining

Local authority: City of Westminster

Council tax band: H








DEVONSHIRE CLOSE, WIG

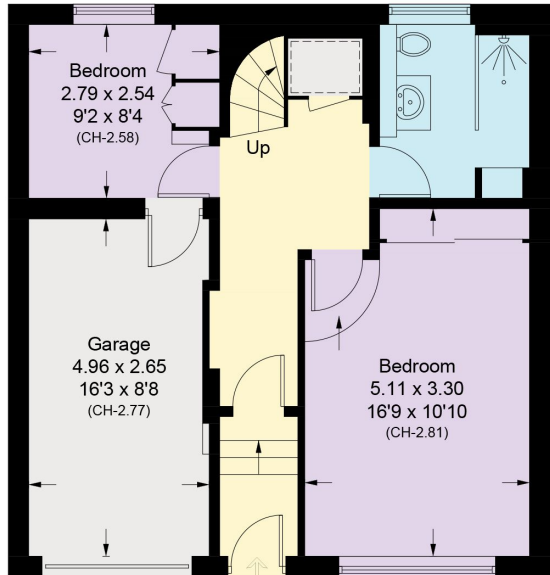
Approximate Gross Internal Floor Area - 155.8 sq m / 1,676 sq ft

Outside Storage - 0.9 sq m / 10 sq ft

Total - 156.7 sq m / 1,686 sq ft

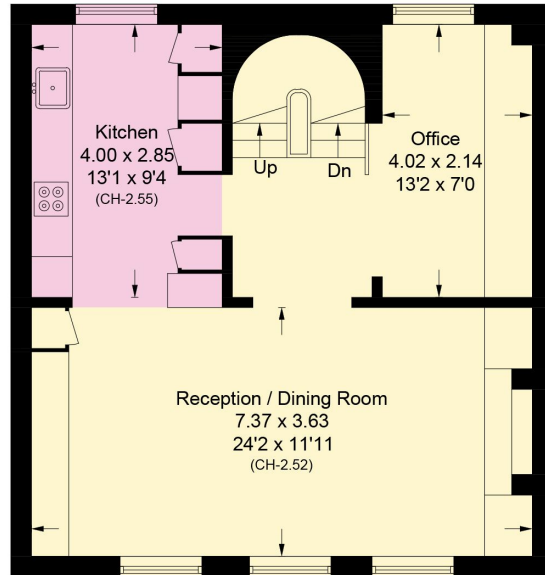
Including Limited Use Area / Garage (3.7 sq m / 40 sqft) & Excluding Void

 = Reduce head height below 1.5m



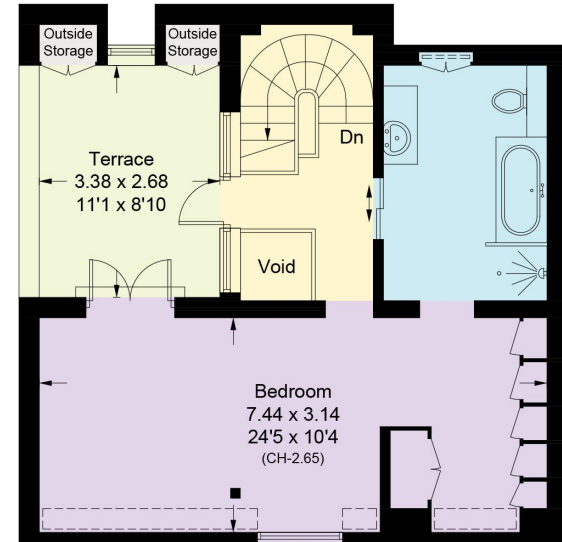
Ground Floor

Approximate Area = 57.4 sq m / 618 sq ft
Including Limited Use Area & Garage
(1 sq m / 11 sq ft)



First Floor

Approximate Area = 58.1 sq m / 625 sq ft
Including Limited Use Area
(0.8 sq m / 9 sq ft)



Second Floor

Approximate Area = 40.3 sq m / 433 sq ft
Including Limited Use Area
(1.9 sq m / 20 sq ft) & Excluding Void

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.

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I would be delighted to tell you more

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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 February 2024. Photographs and videos dated February 2024.

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