



Devonshire Close, Marylebone W1G

 Knight
Frank

Devonshire Close, Marylebone **WIG**

A well appointed mews house with outside space in the heart of Marylebone Village. This bright home offers accommodation and entertaining space across three floors and, totalling approximately 2,111 sq ft. It comprises four bedrooms, three bathrooms, a guest WC and a utility/shower room on the ground and first floors, and a spacious kitchen/reception room with access to the terrace on the second floor. The property further benefits from a spacious garage. Devonshire Close is a quiet, cobbled mews, ideally located for Marylebone Village and the greenery of Regent's Park whilst offering excellent nearby transport links from Great Portland Street, Regent's Park, Baker Street and Marylebone stations.



Guide price: £4,250,000

Tenure: Leasehold: approximately 846 years remaining

Local authority: City of Westminster

Council tax band: H

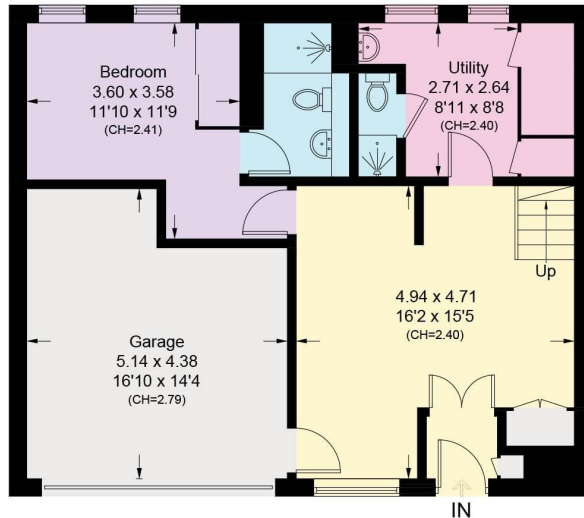




Devonshire Close, W1G

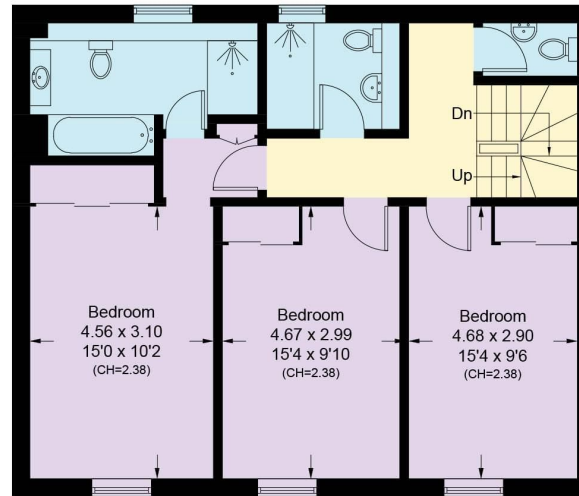
**Approximate Gross Internal Floor Area 196.2 sq m / 2,111 sq ft
Including Limited Use Area (4.8 sq m / 51 sq ft)**

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.



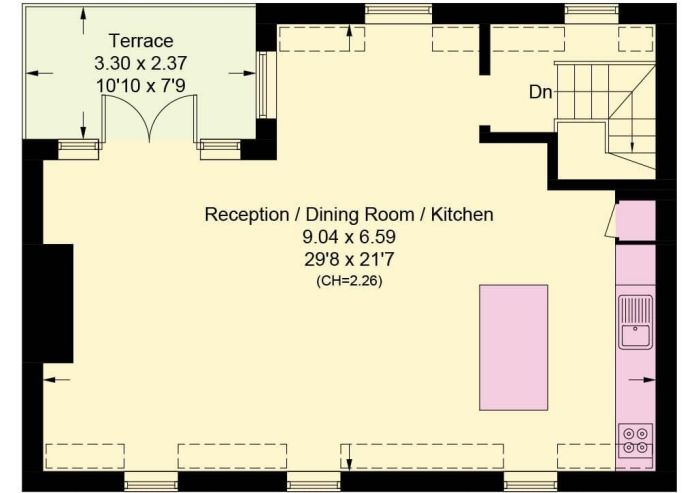
Ground Floor

Approximate Area = 71.4 sq m / 768 sq ft
(Including Garage)



First Floor

Approximate Area = 71.8 sq m / 773 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Second Floor

Approximate Area = 53 sq m / 570 sq ft
Including Limited Use Area (4.2 sq m / 45 sq ft)

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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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