



Sherlock Mews, Marylebone W1U





# Sherlock Mews, Marylebone **WIU**

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A beautifully presented freehold mews house with a roof terrace offering enviable views over Marylebone. This well appointed home comprises two spacious bedrooms, one with en suite bathroom, an additional family bathroom, a guest WC, a study, a kitchen/breakfast room and a bright, spacious reception room. The property further benefits from a study/ third bedroom, a single garage and a utility room.

Sherlock Mews is ideally located for the boutique shops and restaurants of Marylebone Village and the greenery of Regent's Park. Excellent nearby transport links from Baker Street and Marylebone stations make it easy to get around London.



EPC  
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**Guide price:** £2,295,000

**Tenure:** Available freehold

**Local authority:** City of Westminster

**Council tax band:** H






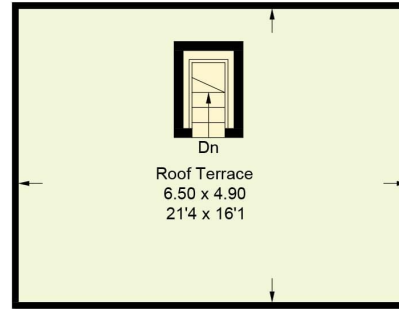


## Sherlock Mews, W1U

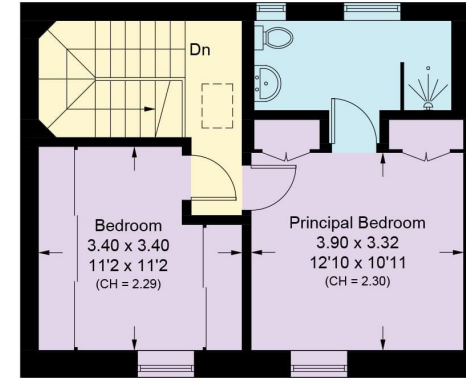
**Approximate Gross Internal Floor Area**  
**149.4 sq m / 1,608 sq ft (Including Garage)**  
**Including Limited use Area 2.2 sq m / 23 sq ft**

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.

 = Reduced headroom below 1.5m / 5'0"

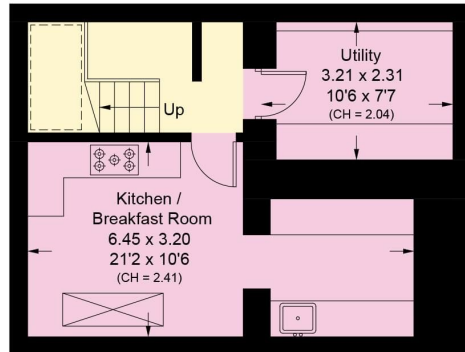


**Third Floor**



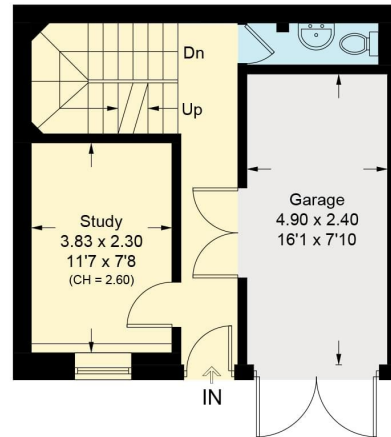
**Second Floor**

Approximate Area = 39.0 sq m / 420 sq ft



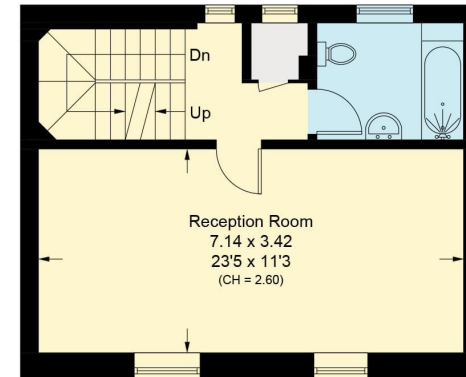
**Lower Ground Floor**

Approximate Area = 37.3 sq m / 401 sq ft  
 Including Limited Use Area (1.7 sq m / 18 sq ft)



**Ground Floor**

Approximate Area = 33.6 sq m / 362 sq ft



**First Floor**

Approximate Area = 39.5 sq m / 425 sq ft  
 Including Limited Use Area (0.5 sq m / 5 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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