





KEY FEATURES

- Wood flooring
- Rare freehold house in Marylebone
- Ample built-in storage
- Quiet residential street
- Planning permission granted

A rare opportunity to purchase a freehold in Marylebone, offering significant development potential on a quiet residential road in the heart of the area. Currently arranged as upper and lower floors, the property benefits from recently granted planning permission that provides scope to create either multiple flats or a single outstanding residence.



The upper floors presently provide a three double bedroom home with well-planned living spaces, modern finishes and excellent storage throughout. The lower floors, which require modernisation, present significant scope for transformation in line with the approved planning consent. This is a rare chance for buyers to design and deliver a contemporary Marylebone scheme tailored to their own requirements, whether as a collection of flats or a single residence.

Homer Street is conveniently located within walking distance of Marylebone, Edgware Road and Baker Street Underground stations, providing excellent connectivity across London. The A40 is easily accessible for motorists. The area also offers an array of shops, cafés and restaurants, as well as nearby green spaces such as Regent's Park.



3 BEDROOM



2 BATHROOM





ACCOMMODATION

Reception room

Kitchen

Principal bedroom with ensuite

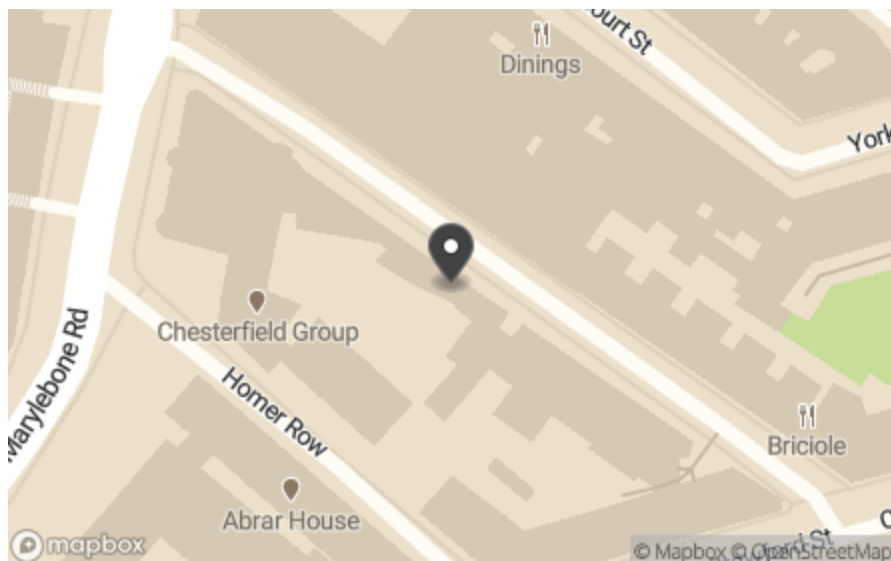
Two further double bedrooms

Additional shower room

Basement and ground floor requiring modernisation

LOCATION


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The diagram is a detailed ground floor plan of a building. The main living room is a large, irregularly shaped space. To the left of the living room is a staircase and a small room labeled 'WC'. The entrance is centrally located, flanked by two lightwells. To the right of the entrance is another lightwell and a small room. The plan is bounded by '8 HOMER STREET' on the left, '6 HOMER STREET' on the right, and 'THE BEEHIVE - 7 HOMER STREET' at the bottom. A 'Public Foot path' runs along the bottom boundary. A car is shown parked on the street. Annotations include: 'Building line above' pointing to the top boundary; 'Existing door removed and replaced with window to match ground floor windows' pointing to a window on the left; 'New back painted froth rolling fence to match 5 Homer Street' pointing to a fence on the right; and 'AA' in a circle near the entrance.

The floor plan shows a rectangular room divided into several areas. On the left side, there is a staircase with a railing, a shower area labeled 'Shower', and a bathroom labeled 'Bathroom' containing a toilet and a sink. The right side of the plan is divided into two bedrooms, 'Bedroom 1' at the bottom and 'Bedroom 2' at the top, each with a large bed. A central hallway provides access to the bedrooms and the bathroom/shower area. The entire plan is enclosed within a dashed rectangular border.

| | | | | | |
|---------|----------------|--------------|--------|-------------|------------|
| PROJECT | C_HOMER_STREET | PROJECT NO. | 1944 | DATE | 11/07/2019 |
| DESIGN | PURVEDY TO | DRAWING NO. | 100000 | | |
| FILE | PROPOSED PLANS | CV | 120 | | |
| SCALE | PLANNING | PROJECTED BY | NP | DATE OF AIA | 10/10 |



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Highway 10
S. W. 10th
Tulsa, OK 74106
Tel: (918) 486-0000

Homer Street, W1H

Approximate Gross Internal Area = 2442 sq ft / 226.9 sq m

Restricted Height = 28 sq ft / 2.6 sq m



**BEAUCHAMP
ESTATES**

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

**RICS Certified
Property
Measurer**

TERMS

Price: £1,999,950

Tenure: Freehold

Council Tax Band:

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

