





KEY FEATURES

- Prime Central London location
- 4,294 sq.ft total internal area (including common parts)
- Five residential units plus one commercial unit
- All units currently rented, including one commercial unit currently used as a hair salon
- Early 19th-century timber shopfront with separate residential entrance
- Held by one owner for over four decades, now released to the market

This Grade II listed unmodernised terraced building on New Cavendish Street is arranged over six storeys including lower ground floor and retains strong period character. The property comprises multiple units, configured as five residential apartments and one ground floor commercial unit, all of which are currently rented. The property is positioned within close proximity of Marylebone High Street and the surrounding village amenities.

Residential accommodation provides a mix of studio, one-bedroom and two-bedroom units including a duplex arranged over the third and fourth floors. The commercial unit benefits from a prominent shopfront with ionic columns and is arranged as an open-plan trading area with ancillary space to the rear, suitable for continued use or alternative retail or service use subject to the usual consents.

New Cavendish Street is within reach of boutique shops, restaurants and day-to-day amenities of Marylebone High Street, Mayfair, Fitzrovia and Soho, all within easy reach.



8 BEDROOM



6 BATHROOM





ACCOMMODATION

Residential

Flat 1 (Mezzanine): Studio, 247 sq.ft

Flat 2 (First floor): Two bedrooms, 549 sq.ft

Flat 3 (Second floor): One bedroom, 538 sq.ft

Flat 4 (Third & fourth floors): Two bedroom duplex, 775 sq.ft

Flat 5 (Basement): Two bedrooms, two bathrooms, 904 sq.ft

Commercial:

Shop (current use: hair salon): 689 sq.ft

Commercial Vault Stores: 183 sq.ft

Communal: 409 sq.ft

LOCATION

New Cavendish Street is within reach of boutique shops, restaurants and day-to-day amenities of Marylebone High Street, Mayfair, Fitzrovia and Soho, all within easy reach. The nearest tube stations are Bond Street, Great Portland Street, Regent's Park, Oxford Circus and Goodge Street, providing easy access across London via the to Central, Circle, Hammersmith & City, Metropolitan, Bakerloo, Victoria and Northern and Elizabeth lines





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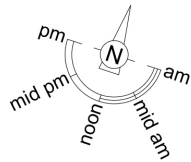
New Cavendish Street, W1G

Approximate Gross Internal Area = 4294 sq ft / 399.0 sq m



Restricted Height = 7 sq ft / 0.7 sq m

Vaults / Storage = 183 sq ft / 17.0 sq m



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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.



Certified
Property
Measurer

TERMS

Price: £5,450,000

Tenure: Leasehold - 888 yrs remaining

Council Tax Band: To be advised

Ground Rent: £36/Annum

No VAT.

Viewing: By appointment only

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