



**BEAUCHAMP
ESTATES**

NEW CAVENDISH STREET
MARYLEBONE





Grade II listed building near
Marylebone High Street.

 8  6

Exterior

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.

Highlights

- Five residential units plus one commercial unit
- All units rented
- Early 19th-century timber shopfront





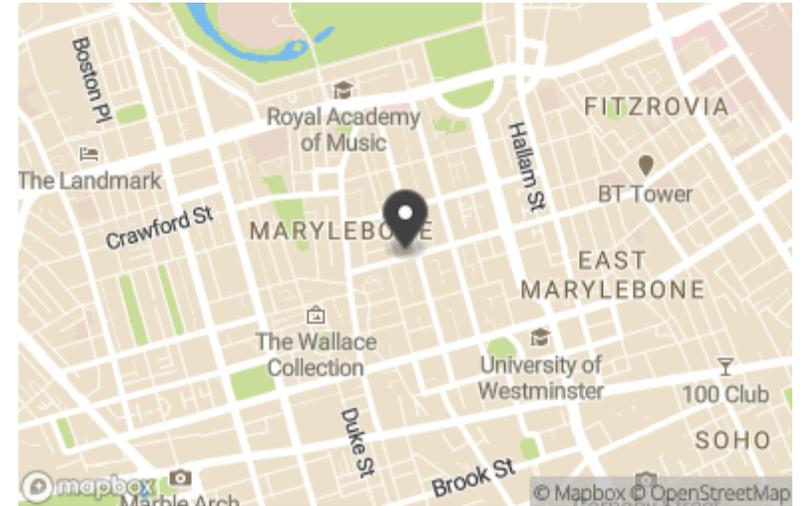
Interior

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.



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 to Central, Circle, Hammersmith & City, Metropolitan, Bakerloo, Victoria and Northern and Elizabeth lines.



Terms

Price: £5,450,000

Tenure: Leasehold, 888 years remaining

Ground Rent: £36.00

Service Charge:

Local Authority: Westminster

Council Tax Band: H

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

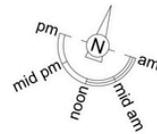
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New Cavendish Street, W1G

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



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.





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