

KEY FEATURES

- Grade II listed building dating from circa 1790
- Exceptional high ceilings
- Ensuite shower room
- Contemporary fitted kitchen
- Two private balconies
- Fully restored and newly renovated throughout
- Blend of period architecture and modern interiors

An incredible one bedroom lateral residence of approximately 1,014 sq ft (94.2 sq m) residence set within two grand reception rooms at first floor level with private terraces. This remarkable Grade II listed freehold property dating back to circa 1790, has undergone a transformational renovation resulting in arguably one of the finest developments of its kind in Marylebone. The building has been fully restored throughout, preserving and enhancing many period details. This historic backdrop to the development has been paired with distinctly contemporary architecture and interiors to create a truly unique boutique apartment building, with rare and beautifully appointed outside space ready for immediate occupation.

Located on Devonshire Place in Marylebone, the property is well positioned for access to the area's cafés, restaurants, and boutiques. Regent's Park and Marylebone High Street are both within walking distance. The nearest underground stations are Regent's Park (Bakerloo Line) and Great Portland Street (Circle, Hammersmith & City, and Metropolitan Lines), providing direct links across central London.



1 BEDROOM



1 BATHROOM



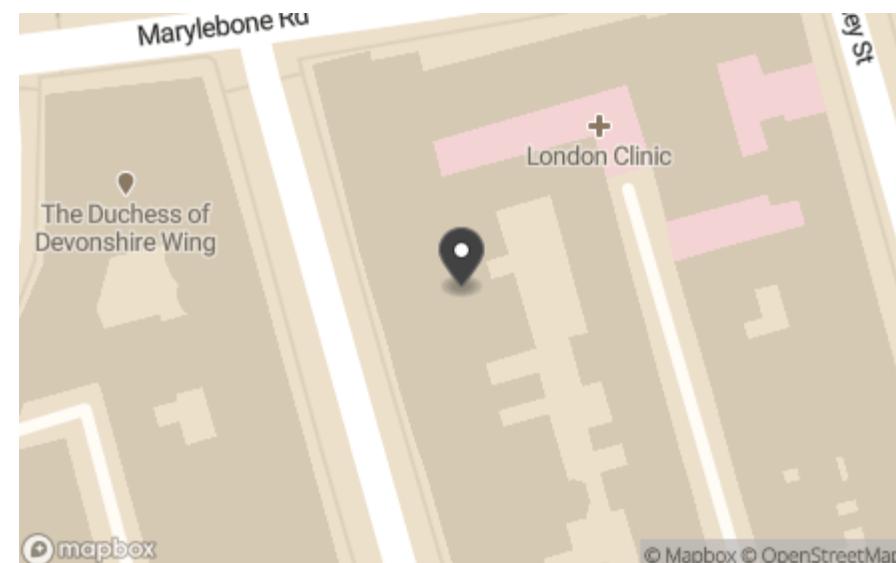


ACCOMMODATION

Bedroom with ensuite shower room
One reception room
Kitchen
Two balconies

LOCATION

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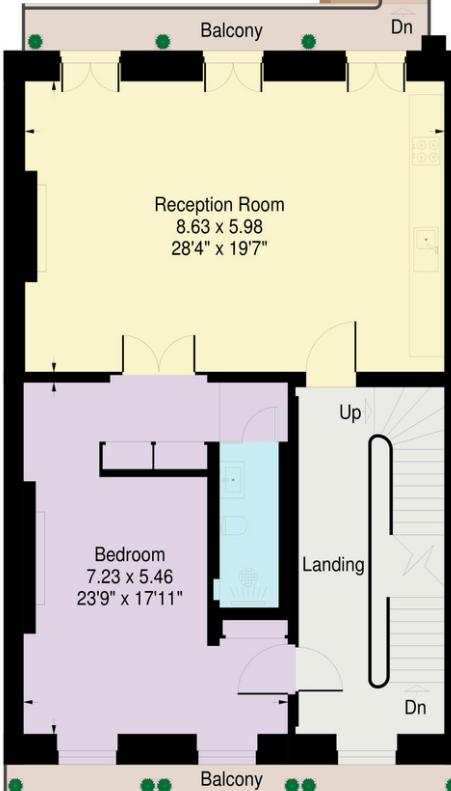
Flat 2- 16 Devonshire Place

Approximate Gross Internal Area:

94.2 sq.m. / 1014 sq.ft.

External areas:

17.7 sq.m. / 191 sq.ft.



First Floor

www.ProplanUK.co.uk

This plan is for guidance only and must
not be relied upon as a statement of fact.

TERMS

Price: £2,250,000

Tenure: Leasehold

Council Tax Band: G

Viewing: By appointment only

**BEAUCHAMP
ESTATES**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(61-80)	C	72	72
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

