



HALLAM MEWS

Marylebone W1W



CHARMING MEWS HOUSE IN PRIME MARYLEBONE

Discover an enchanting Mews house located in Hallam Mews, blending classic elegance with modern allure.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 123 years remaining

Guide Price: £3,250,000



MODERN INTERIORS WITH MINIMALISTIC DECOR

This property comprises four bedrooms and four bathrooms, featuring a spacious reception room and a highly desirable Smallbone kitchen, perfect for culinary creativity. Natural light floods the open-plan spaces, enhancing the design and vibrant accents. The principal bedroom suite is illuminated by expansive glass panels. Outside, enjoy a private terrace surrounded by greenery, suitable for relaxation or entertaining. With private parking and an urban setting, this property offers the perfect balance of city life and peaceful living.

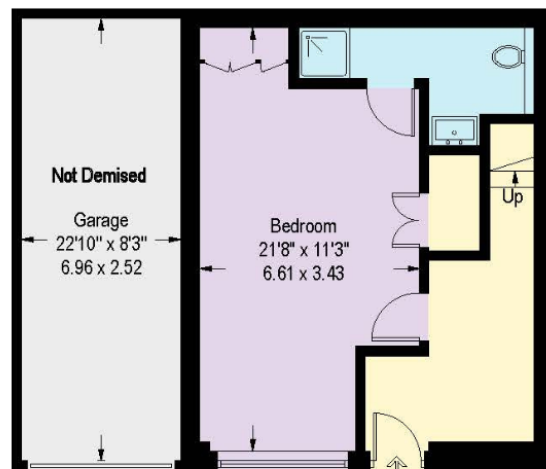
This Mews house is located in a quiet cul-de sac in a charming area of Marylebone. Residents have access to various amenities in the heart of the city, with convenient connections to London's extensive Underground network, allowing efficient travel across the capital. Positioned in a lively neighbourhood, this house is ideal for those seeking an active urban lifestyle. Distances are approximate.

Please note that the garage is on separate lease and is not demised in the sale of the mews.

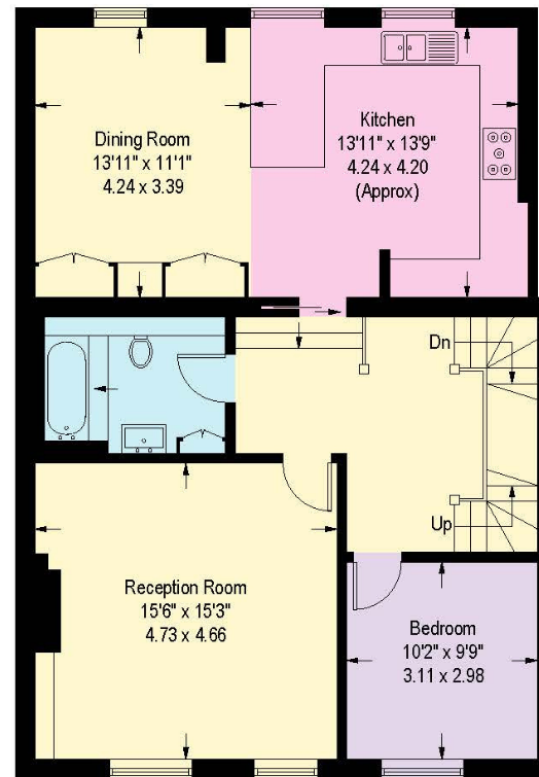




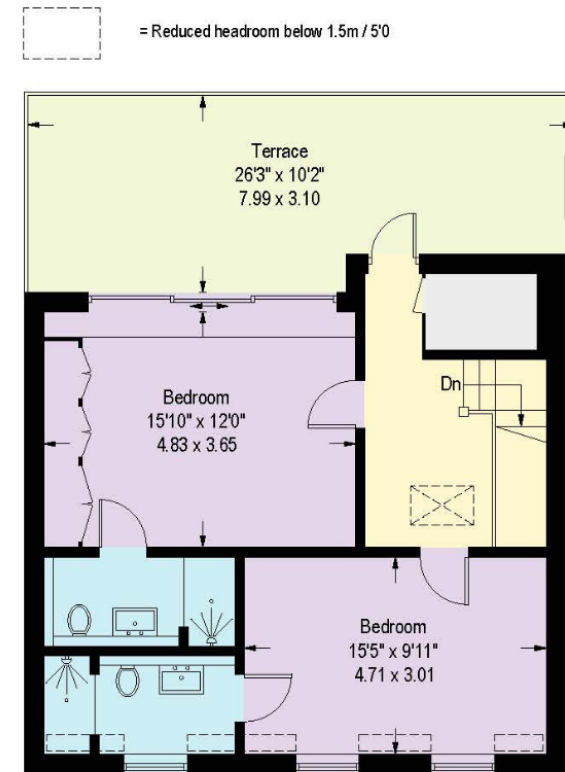





Ground Floor



First Floor



Second Floor

 = Reduced headroom below 1.5m / 5'0"

Approximate Gross Internal Area = 1948 sq ft / 181 sq m
(Excluding Reduced Headroom)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Carlton Ruth
+44 20 3435 6456
carlton.ruth@knightfrank.com

Knight Frank Marylebone
Unit 49, 55 Baker Street
W1U 8EW

Charlie Anthony
+44 203 435 6451
charlie.anthony@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.