



## DEVONSHIRE PLACE

Marylebone W1G





# FOUR BEDROOM DUPLEX IN A HIGHLY COVETED LOCATION

Positioned in the very centre of Marylebone Village, this exceptional four-bedroom home sits within a Grade II listed property.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 994 years remaining

Ground rent: Peppercorn

Service charge: £25,000 per annum, reviewed every year, next review due April 2026

**Guide Price: £7,250,000**

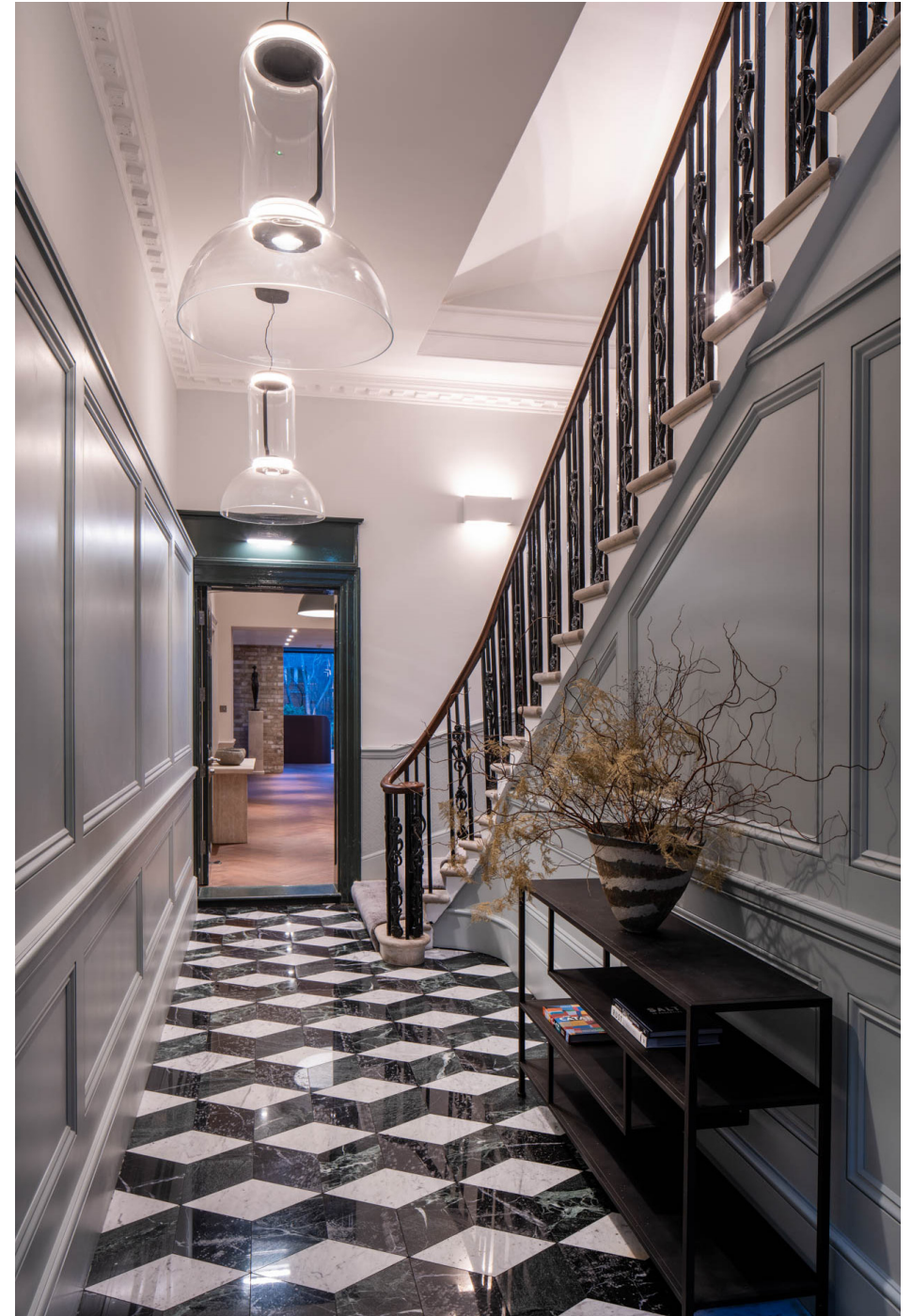




## APPOINTED TO A REMARKABLY HIGH SPECIFICATION

The charming terraced structure dates to 1790 and carries a rich past, having welcomed numerous notable individuals over the years. Spanning the ground and lower-ground levels of 16 Devonshire Place, the apartment has been finished to an exceptional standard, blending modern comfort with timeless character.

A distinguished entrance hallway greets you on arrival, guiding you through to two impressive reception rooms and a beautifully designed eat-in kitchen. The principal reception space is complemented by a private garden, reached through expansive glazed doors that flood the room with natural light.















## PRIVACY AND SERENITY

The lower floor is dedicated to four spacious bedroom suites, each offering its own private bathroom to create a serene and secluded sleeping quarter. Two of these suites also benefit from beautifully designed dressing rooms. This level further features two tranquil courtyards and an inviting study, ideal for quiet work or relaxation.

The tailor-made kitchen includes seamlessly integrated Miele appliances and refined feature lighting. Bathrooms are finished in elegant porcelain tiling, while the bedrooms are equipped with bespoke fitted wardrobes.











## ARCHITECTURAL HERITAGE

Throughout the upper floor, chic herringbone oak flooring, lofty ceilings, and a soft contemporary palette complement the intricate cornicing and decorative mouldings. Original Georgian fireplaces provide a charming reminder of the building's rich architectural heritage.

Modern technology is thoughtfully incorporated, including an HD video entry system, a comprehensive intruder alarm, and adaptable LED mood lighting.



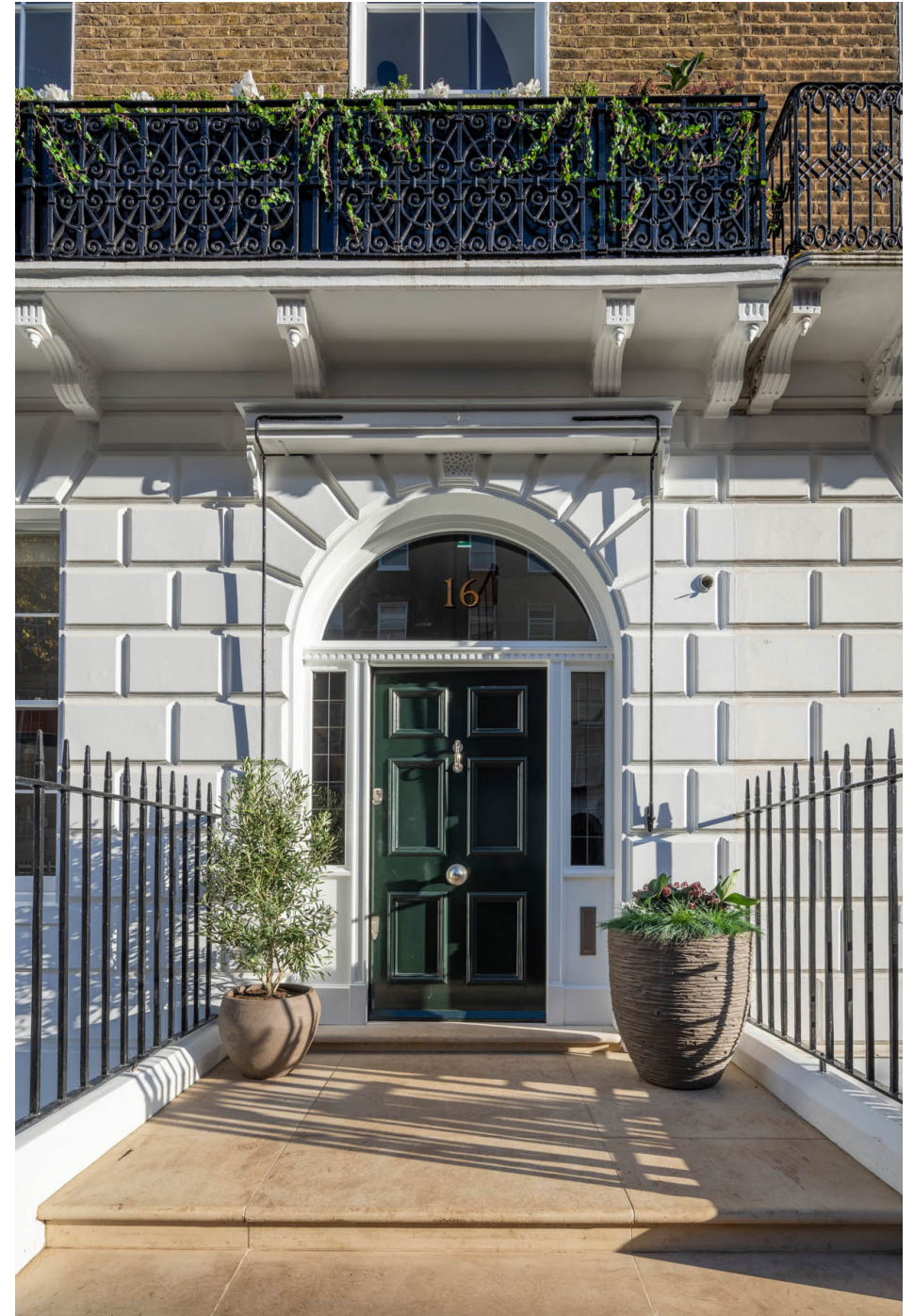






## WONDERFUL LOCATION

Set in the heart of the Marylebone village, the property is moments from an array of renowned restaurants, stylish bars, and luxury boutiques. The famed Regent's Park is only a short distance away. Transport connections are excellent, with Regent's Park, Baker Street, and Great Portland Street Underground stations all close by.



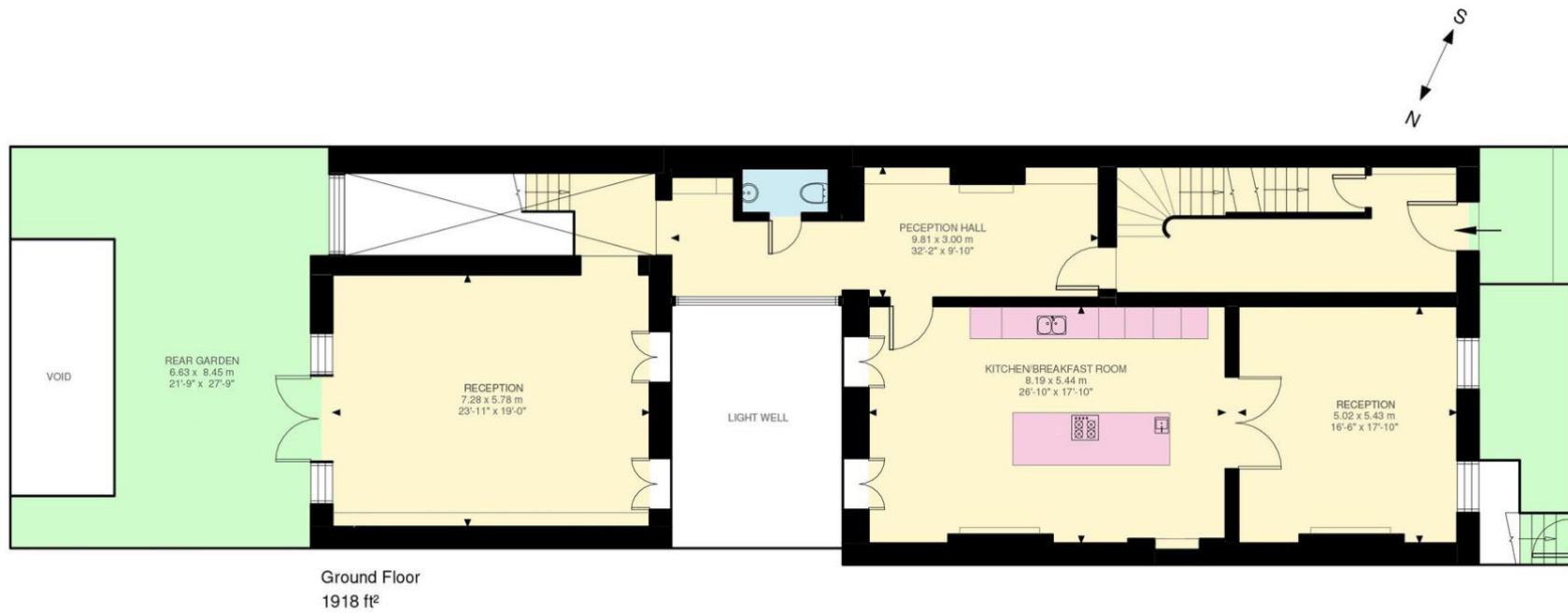












Approximate Gross Internal Area = 331.7 sq m / 3570 sq ft  
 Lower Ground Floor Area = 1658 sq ft / 154 sq m.  
 Ground Floor Area 1912 sq ft / 177.7 sq m

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.

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