



**Rodmarton Street, London W1U**

**£2,295,000**

**Tenure:** Leasehold - 997 Years Remaining

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

A charming period mews house tucked away in the heart of Marylebone Village, arranged over two storeys and presented in lovely condition throughout. Full of character, it offers a warm, stylish feel with a beautiful patio garden providing an ideal spot to unwind and the added convenience of a garage.

Set on a quiet, well-lit road, yet perfectly placed just a short stroll from the many desirable attractions of Marylebone Village, this is an inviting retreat from the hustle and bustle of London life.

Accommodation; Lovely bright reception room leading onto secluded patio garden : Fitted kitchen : Master bedroom with dressing area and ensuite bathroom, 2 further bedrooms : 2nd bathroom : guest cloakroom : Garage ; Patio Garden.

**"Please note that the current owner has served notice to acquire the freehold, and this has been accepted. The benefit of this will be transferred to the new owner at no additional cost."**

- Outside Space
- Garage
- Mews House
- Three Bedrooms
- Character
- Bright



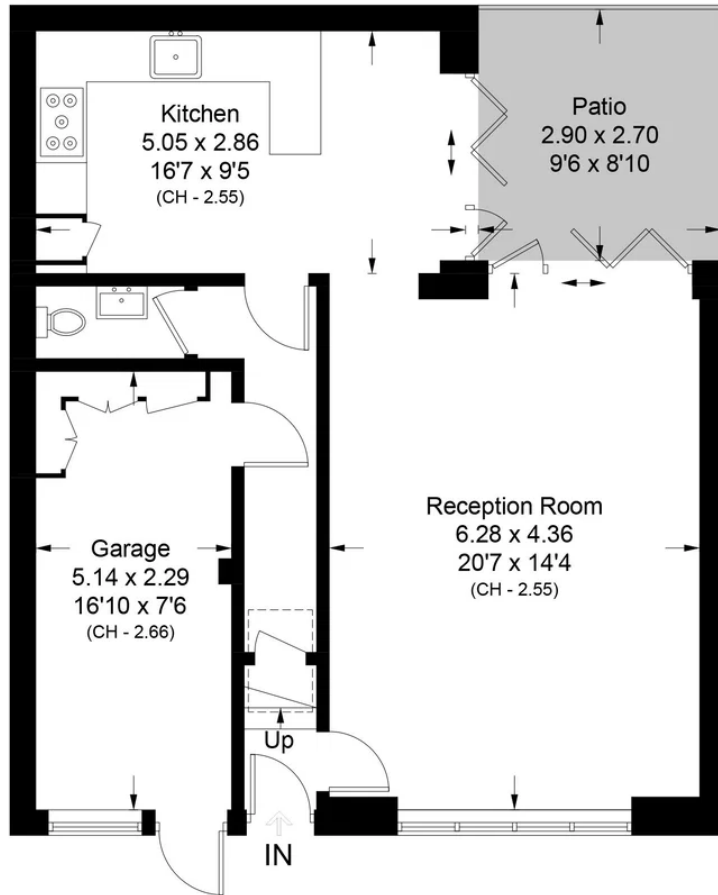


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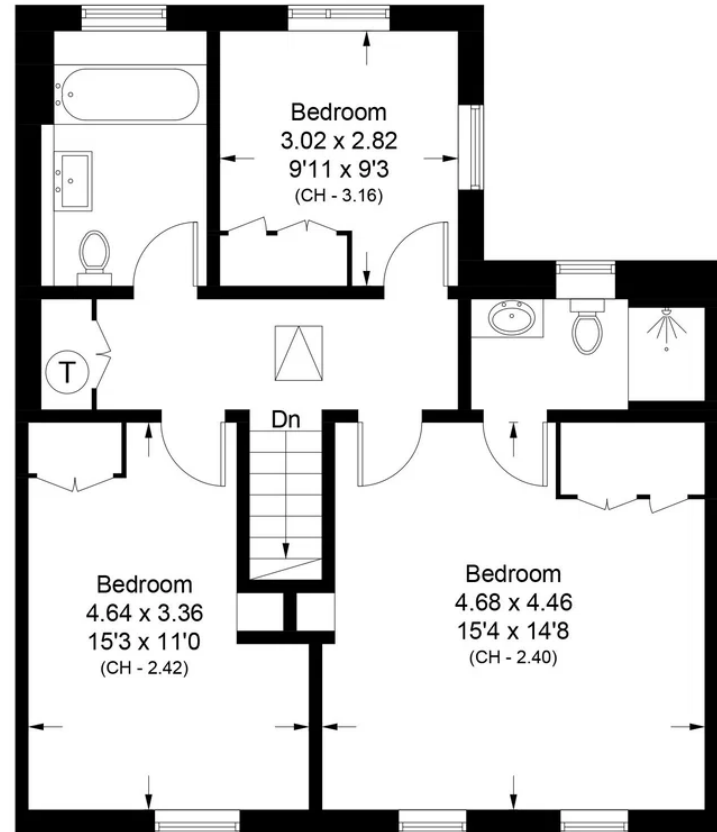
Approximate Area = 125.8 sq m / 1354 sq ft  
Including Limited Use Area (1 sq m / 11 sq ft) and Garage



= Reduced head height below 1.5m



**Ground Floor**



**First Floor**

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
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.