

MANCHESTER STREET



MARYLEBONE

LONDON W1

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AN OUTSTANDING TOWNHOUSE
WITH APPROXIMATELY 466.44 SQ M/
5,021 SQ FT OF ACCOMMODATION
SET ACROSS FIVE FLOORS.

This highly sought after Georgian double fronted townhouse located in the heart of Marylebone, has been comprehensively refurbished benefitting from air conditioning, a lift to all floors and a balcony. The ground floor houses a kitchen set in a wonderful, modern glass structure with a separate breakfast room and terrace. On the same floor, there is a large dining room, library and guest cloakroom.

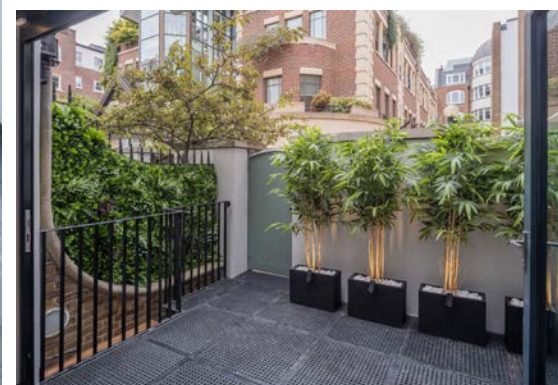
The first floor offers an elegant formal double reception room with a butler's kitchen and bar area, and a private office. The fabulous principal bedroom suite occupies the entire second floor with a luxurious en-suite dressing room, glamorous bathroom and separate steam shower room. The top floor boasts three further bedrooms, one with an en-suite shower room and a further family bathroom.





The lower ground floor has been transformed to include a media room, fifth bedroom suite with a terrace, gym, utility room, guest cloakroom and has a separate entrance.

Underground parking is available by negotiation in the neighbouring development and can be accessed from the rear gate. The house has access to the beautiful private gardens of Manchester Square.



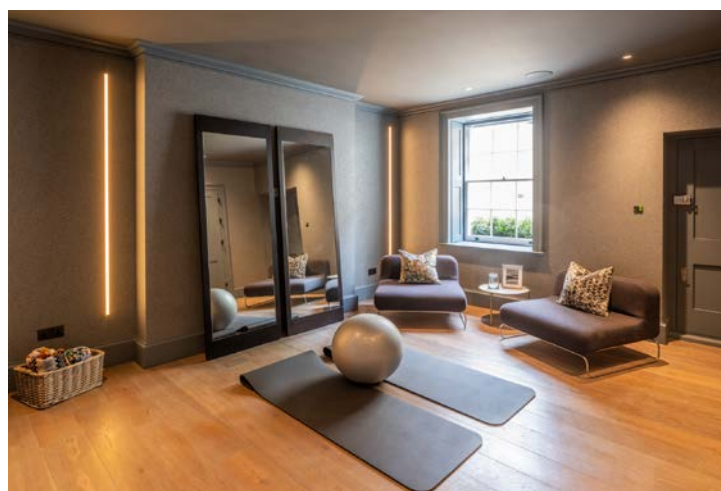




LOCATION

Manchester Street is ideally situated just off Manchester Square in the heart of Marylebone Village. Located just moments from the world class restaurants, shops and amenities of Marylebone and the West End, it also offers close proximity to the green open spaces of Hyde Park, Regent's Park and Manchester Square.

Transport links are excellent from nearby Bond Street (approximately 0.5 miles) and Baker Street (approximately 0.3 miles) underground stations and from Marylebone (approximately 0.6 miles), Paddington (approximately 1.1 miles), and Euston (approximately 1.3 miles) mainline stations. There is easy access to the West and to Heathrow via the A40.



ACCOMMODATION AND AMENITIES

- Principal Bedroom with En-Suite Dressing Room & En-Suite Bathroom
- Separate En-Suite Steam/Shower Room ■ 3 Further Bedrooms (1 with En-Suite Shower Room)
 - 1 Further Bedroom with En-Suite Bathroom & Access to Patio Garden
 - Family Bathroom ■ 2 Reception Rooms ■ Dining Room ■ Library
 - Kitchen Area with Access to Terrace ■ Breakfast Room ■ Media Room
 - Office/Study ■ Utility Room ■ Butlers Kitchen/Wine Store ■ 2 Guest WC
 - Gymnasium ■ Ample Storage ■ Air conditioning throughout ■ Lift







APPROXIMATE GROSS INTERNAL AREA

466.44 sq m / 5,021 sq ft

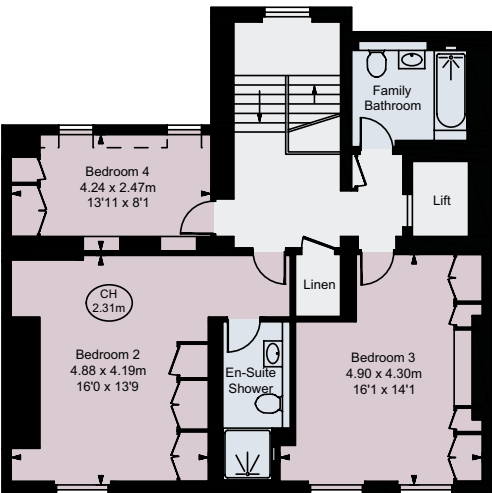
Vault

22.61 sq m / 243 sq ft

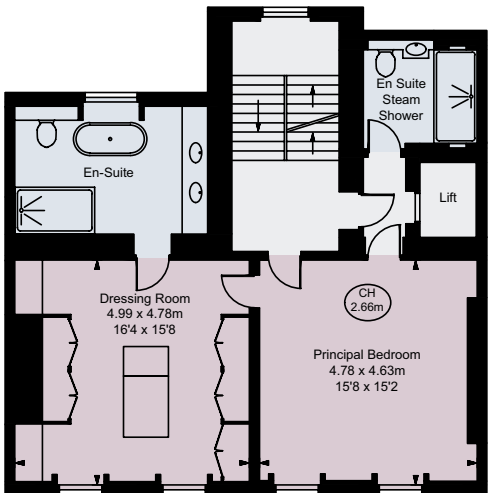
TOTAL AREAS SHOWN ON PLAN

489.05 sq m / 5,264 sq ft

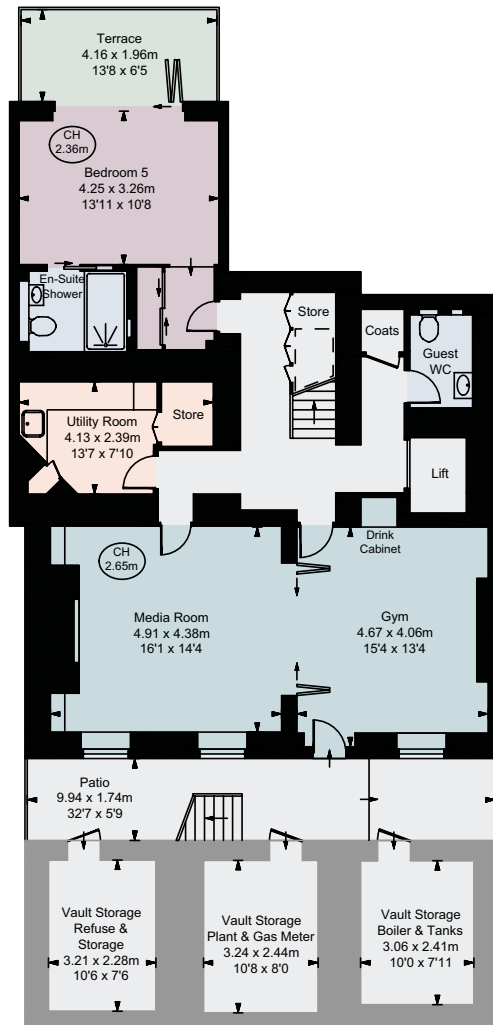
(Including restricted height under 1.5m)
(CH = Ceiling Heights)



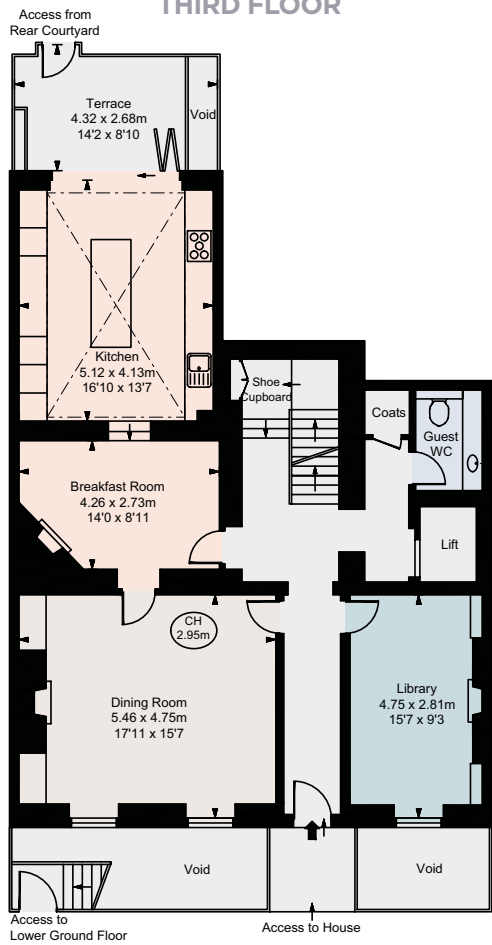
THIRD FLOOR



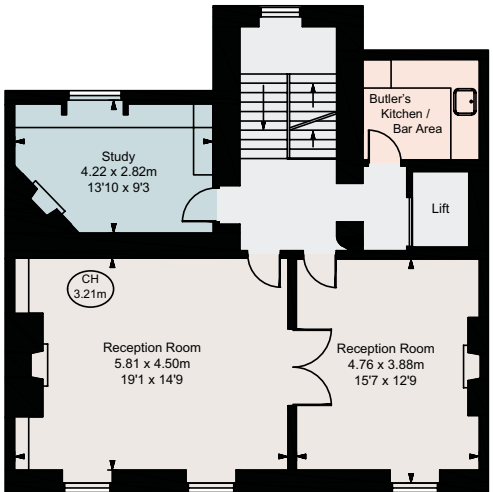
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

FREEHOLD

ASKING PRICE £14,950,000

CITY OF WESTMINSTER

COUNCIL TAX BAND H

EPC RATING B

JOINT SOLE AGENTS

Savills Marylebone
22 Devonshire Street
London W1G 6PF
020 3527 0400
[savills.co.uk](https://www.savills.co.uk)



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Regent's Park
London NW1 6XU

020 7724 4724
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IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.