

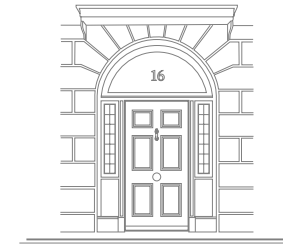


# 16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1







# 16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

An extremely rare opportunity to purchase either, an entire unbroken freehold Georgian residence or alternatively six exceptional apartments situated within this beautiful Grade II Listed building located in the heart of Marylebone Village.

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.



# HISTORY

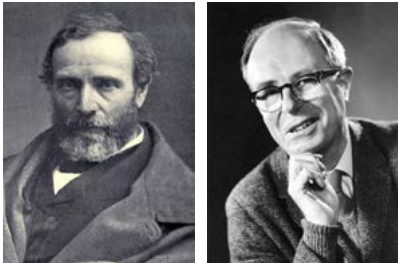


DEVONSHIRE PLACE FROM BELAMY'S PICTURESQUE MAGAZINE 1793

Devonshire Place lies within the northern section of the Howard de Walden Estate and is located to the south of Marylebone Road, connecting it with Devonshire Street. It was named after the 5th Duke of Devonshire, relative of the landlord, the Duke of Portland, as part of the Estate's development efforts on the site of the former Marylebone Gardens. With a strong sense of uniformity and repetition of architectural detail still evident, Devonshire Place exemplifies a typical Georgian townscape.

16 Devonshire Place is a terraced house constructed in c.1790 under the developers the Elder John White (Surveyor to the Duke of Portland) and Thomas Collins (plasterer). At 29 feet, 9 inches across, No. 16 is one of the widest dwellings of this terrace group.

The building is of high significance as part of the late-18th-century northern development of the Howard de Walden Estate consisting of a formal grid of streets with 18th-century brick terraced houses of a similar scale.



ABOVE LEFT ARTHUR HOBHOUSE  
ABOVE RIGHT DAVID LAMBERT LACK

16 Devonshire Place has been in primarily residential use since its construction. Its most prominent occupant was probably Arthur Hobhouse, Baron, a judge and active Liberal with a storied career, who lived there in the mid 19 Century. Another famous resident that actually grew up as a child in that house, is David Lambert Lack, the British evolutionary biologist, who published several landmark science books.







## LOCATION

Located on the east side of Devonshire Place which is a wide open tree lined street, the building is situated a 5 minute walk from Regent's Park and a 3 minute walk from Marylebone High Street and is also within easy walking distance of the wonderful cultural, recreational and entertainment amenities of London's West End.





.01

# APARTMENT ONE

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

An exceptional four bedroom residence arranged over ground and lower-ground floor level. This property has the perfect balance of historic and contemporary elegance and also benefits from a beautifully appointed rear garden and private courtyard.

ESTIMATED SERVICE CHARGE: £18,472.11 per annum

PRICE: £7,250,000

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GROUND FLOOR  
FRONT RECEPTION ROOM



LEFT MAIN FEATURE STAIRS  
ABOVE MAIN ENTRANCE HALL





GROUND FLOOR LEVEL  
MAIN RECEPTION ROOM



ABOVE TOP STUDY  
ABOVE BOTTOM MASTER ENSUITE  
RIGHT MASTER BEDROOM







LEFT BEDROOM THREE  
RIGHT BEDROOM FOUR



REAR GARDEN LOOKING TOWARDS  
MAIN RECEPTION ROOM





PRIVATE COURTYARD



# OUTLINE SPECIFICATION

## INTERNAL

1. Floor to ceiling height – GF; 3.65m & LGF; 3.1m.
2. Bespoke dark stained engineered oak flooring in herringbone & mixed width format
3. Original and contemporary feature panelling throughout
4. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings and cornices
5. Steel & wooden lined feature stair with oak treads beneath glazed skylight
6. Internal glass feature screen at LGF by Secco to master bedroom
7. '3V' ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke freestanding kitchen with bi-folding doors and LED feature lighting
2. Integrated Miele appliances; 2no. multi-function ovens, microwave, steam oven, induction hob with downdraft extractor, fridge, freezer and dishwasher
3. Honed 'Antique Brun' granite worktops and splashback
4. Boiling water tap

## BATHROOMS

1. Cerdisa and Ceramiche porcelain tiles in herringbone and XL format
2. Kerakoll 'Wallcrete' - hand applied seamless cement finish to walls
3. Crosswater 'MPRO' taps and brassware
4. Feature 'Cielo' storage mirrors with integrated shaving point
5. Codis and TCC Whitestone vanity units
6. Catalano/Geberit wall hung WC's.

## JOINERY

1. Bespoke wardrobes and storage units finished in a painted ash veneer and walnut veneered carcasses
2. Dressing rooms to master and principal bedrooms

## FIREPLACES

1. Fully restored original Georgian fireplaces with new slate hearths and reeded metal linings.
2. New Bio-ethanol fireplace to G8 with bespoke joinery surround and natural stone plinth.

## LIGHTING, POWER, AV & SECURITY

1. Luceplan, Davide Groppi, Flos and George Nelson pendants.
2. Dimmable LED lighting.
3. TV outlets to all living and bedrooms providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
4. BT Openreach provision
5. BT masterpoint for telephone connections
6. Prewired intruder alarm system & door contacts to principal windows
7. Fire alarm and smoke detection system
8. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

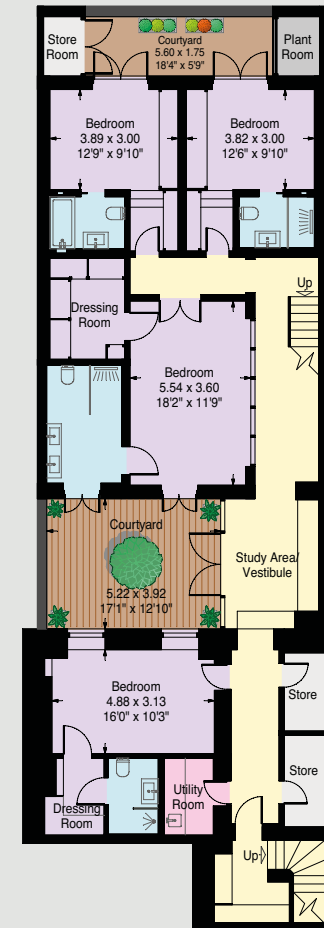
1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to all kitchens and bathrooms
3. Electric underfloor heating to bathrooms

## ADDITIONAL FACILITIES/ITEMS

1. Secondary access stair from main entrance lobby
2. Utility and storage room at LGF with washer, tumble dryer & sink

## EXTERNAL SPACE

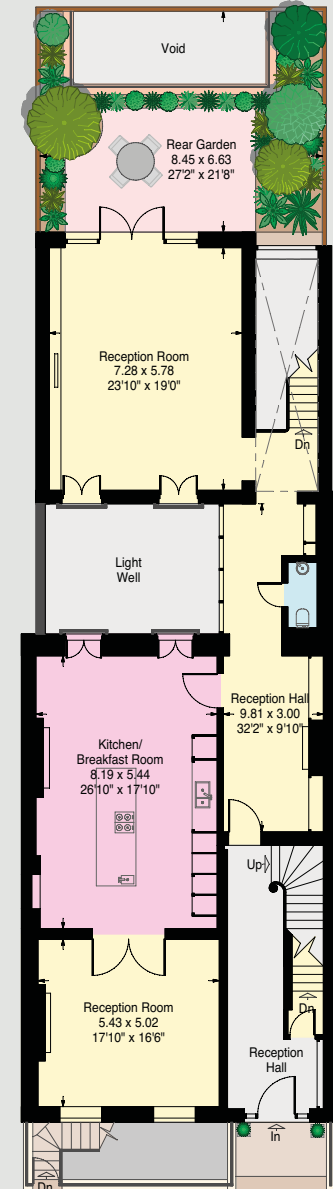
1. 43 sq m (463 sq ft) (excluding void) landscaped rear garden with seating area and mature planting
2. 2no. further internal courtyards at LGF level with planting; 20.4 sq m (220 sq ft) & 10 sq m (108 sq ft) respectively
3. Wild flower green roof to rear extension
4. Natural stone paving to rear garden with Western Red Cedar trellising throughout
5. New 'Secco' double glazed doors and windows to new rear extension
6. Juliet balconies at GF facing into internal courtyard



LOWER GROUND FLOOR



**Approximate Gross Internal Area**  
331.7 sq.m. / 3,570 sq.ft.  
**External areas** 73.4 sq.m. / 790 sq.ft.



GROUND FLOOR







.02

## APARTMENT TWO

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

An incredible one bedroom lateral residence set within two grand reception rooms at first floor level with private terraces.

ESTIMATED SERVICE CHARGE: £5,246.70 per annum

PRICE: £2,500,000

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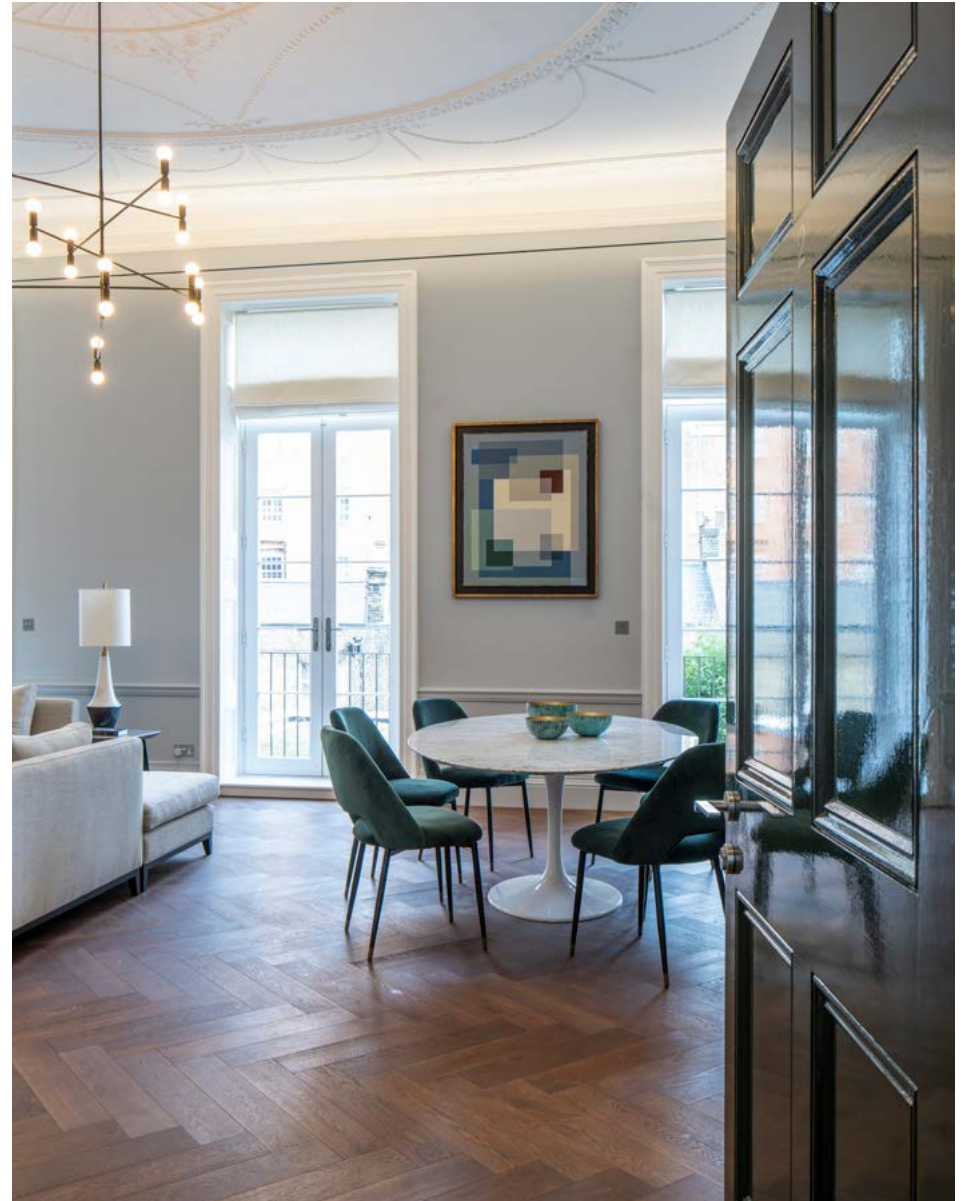


LIVING & DINING AREA





FIRST FLOOR ENTRANCE HALL



VIEW LOOKING TOWARDS DINING AREA





LEFT KITCHEN  
ABOVE PRIVATE CEDAR CLAD TERRACE

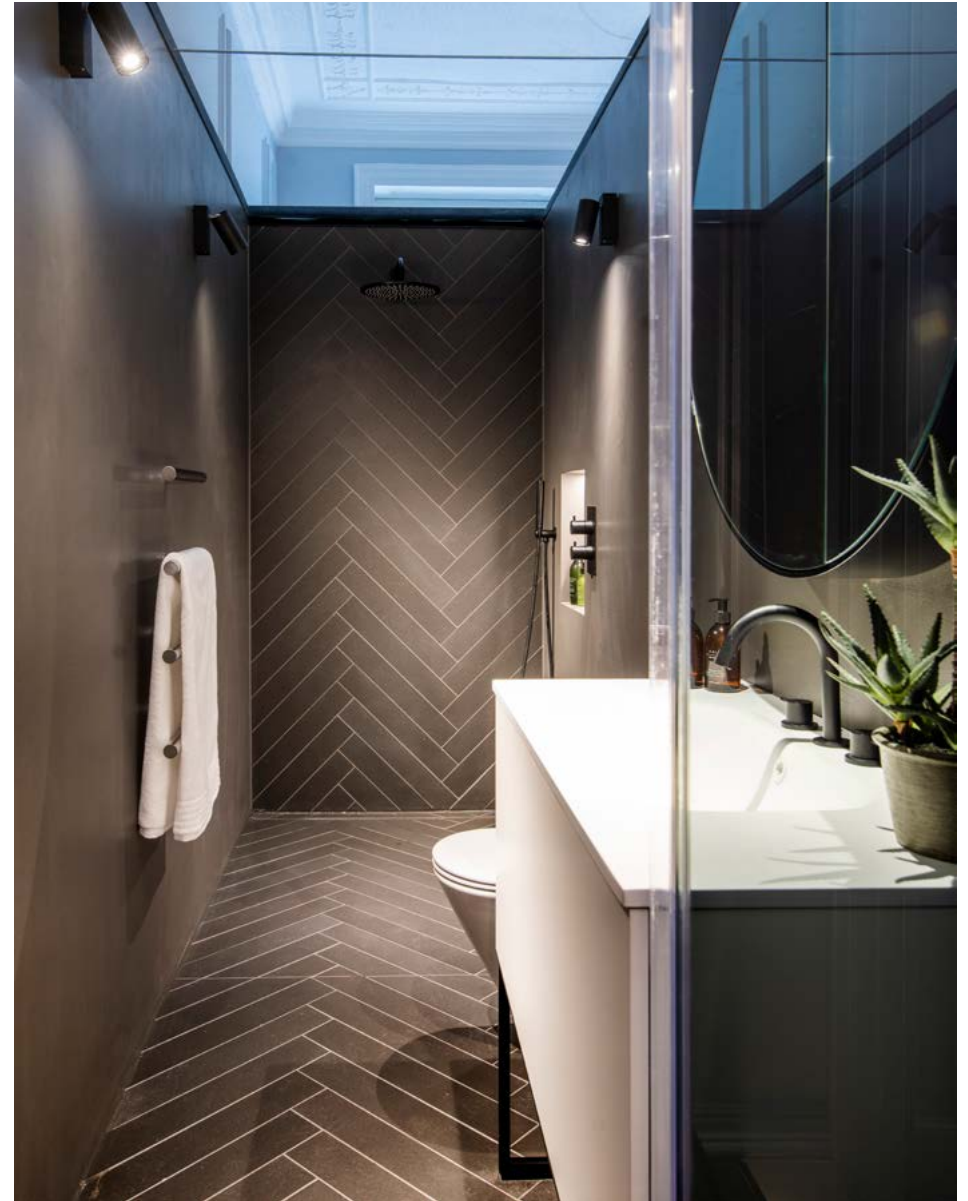




BEDROOM SUITE



BEDROOM SUITE



ENSUITE BATHROOM WITH GLASS CEILING



# OUTLINE SPECIFICATION

## INTERNAL

1. 4m floor to ceiling height
2. Bespoke dark stained engineered oak flooring in herringbone format
3. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings and cornices
4. Fully restored original Georgian fireplaces with new slate hearths and reeded metal linings.
5. Bespoke 'Richlite' bedroom wardrobes with integrated LED lighting
6. Bespoke bathroom pod with glass ceiling clad in 'Richlite' panelling
7. Kerakoll 'Wallcrete' - hand applied seamless cement finish to bathroom walls
8. Cerdisa porcelain bathroom floor tiles in herringbone format
9. Codis vanity unit
10. Feature 'Cielo' storage mirror with integrated shaving point
11. Crosswater 'MPRO' taps and brassware
12. Catalano/Geberit wall hung WC
13. 3V ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke freestanding kitchen hand finished in zinc
2. LED feature lighting beneath zinc splashback shelf
3. Integrated Miele appliances; multi-function oven, induction hob, fridge/freezer, dishwasher and washer/dryer.
4. 'Quooker' boiling & sparkling water tap

## LIGHTING, POWER, AV & SECURITY

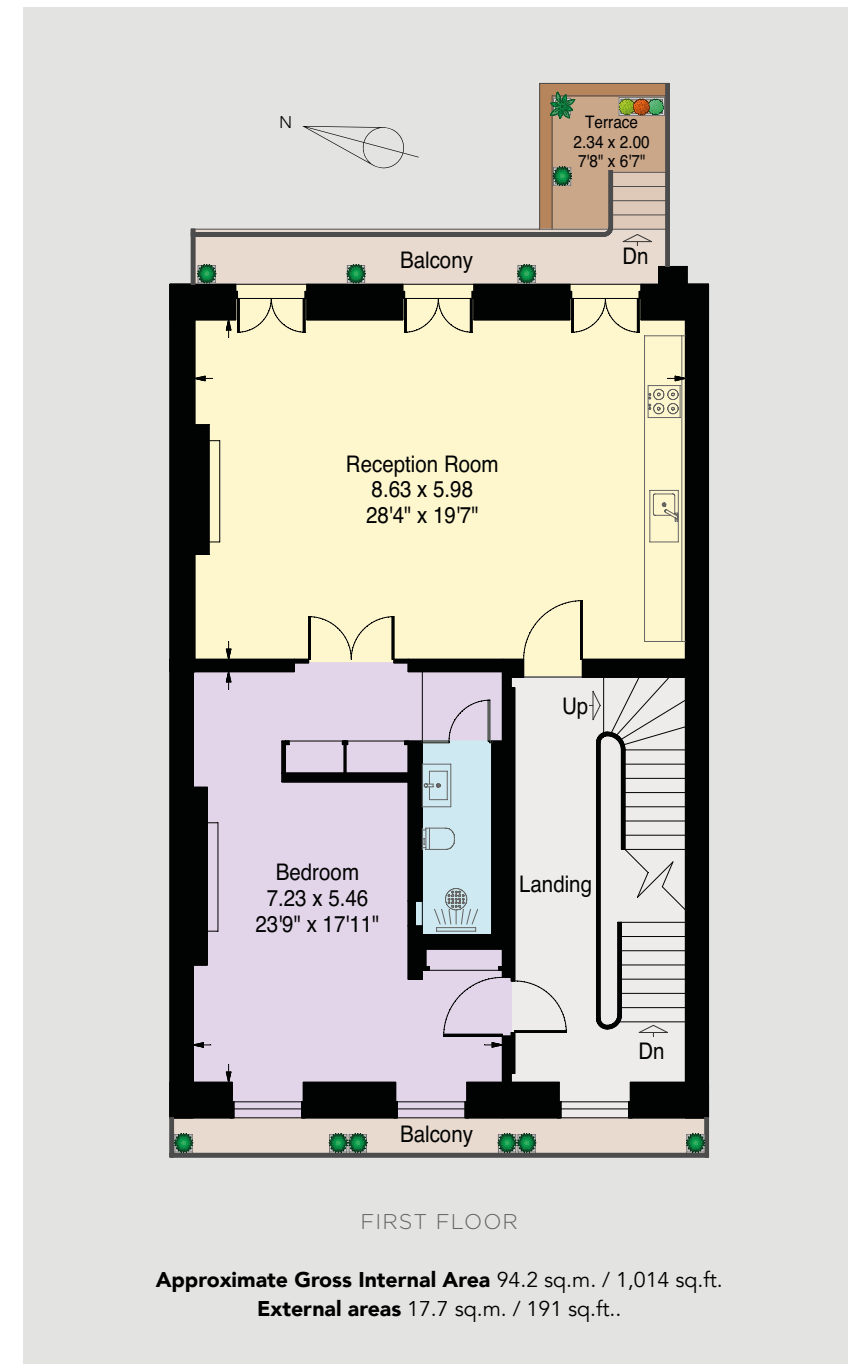
1. Davide Groppi, Vibia lighting and Lambert & Fils pendants.
2. Dimmable LED lighting.
3. TV outlets to living room and bedroom providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
4. BT Openreach provision
5. BT masterpoint for telephone connections
6. Prewired intruder alarm system & door contacts to principal windows
7. Fire alarm and smoke detection system
8. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to kitchen and bathroom
3. Electric underfloor heating to bathroom

## EXTERNAL SPACE

1. Full length 5.8 sq m (63 sq ft) front and 11.9 sq m (128 sq ft) rear balconies with porcelain tile finish
2. Private terrace with storage, planting and power





.03

## APARTMENT THREE

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

A stunning dual-aspect 2-bedroom lateral residence set within a beautiful Georgian townhouse.

ESTIMATED SERVICE CHARGE: £4,827.58 per annum  
PRICE: £2,150,000

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MAIN LIVING & DINING SPACE



LEFT FULLY RESTORED PERIOD FIREPLACE  
ABOVE MAIN BATHROOM



# OUTLINE SPECIFICATION

## INTERNAL

1. Bespoke dark stained engineered oak flooring in mixed width format
2. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings
3. New and restored original Georgian fireplaces with new slate hearths and reeded metal linings
4. Bespoke bedroom wardrobes with veneered walnut linings
5. Glass and timber feature stair to Flat 5 up to mezzanine level
6. Kerakoll 'Wallcrete' - hand applied seamless cement finish to bathrooms walls
7. Cerdisa porcelain bathroom floor tiles in herringbone format
8. Codis vanity units
9. Feature 'Cielo' storage mirrors with integrated shaving point
10. Crosswater 'MPRO' taps and brassware
11. Catalano/Geberit wall hung WC's
12. '3V' ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke integrated kitchen with honed quartz worktops and splashback
2. LED feature lighting to underside of wall hung cabinets
3. Integrated Siemens appliances; multi-function oven, induction hob, extractor, fridge/freezer, dishwasher and washer/dryer
4. Boiling water taps

## LIGHTING, POWER, AV & SECURITY

1. Luceplan, Wever & Ducre and Otylight dimmable LED lighting
2. TV outlets to living rooms and bedrooms providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
3. BT Openreach provision
4. BT masterpoint for telephone connections

5. Prewired intruder alarm system & door contacts to principal windows
6. Fire alarm and smoke detection system
7. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

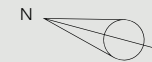
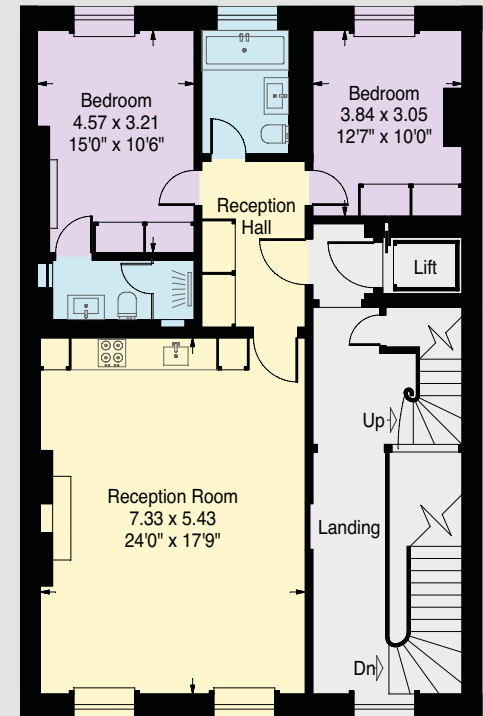
1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to kitchens and bathrooms
3. Electric underfloor heating to bathrooms

## ADDITIONAL FACILITIES/ITEMS

1. Lift serves 2nd to 4th floor with direct access into flat
2. Additional secure storage at second floor level for flats 3,4 or 5



ABOVE LEFT MASTER BEDROOM ABOVE RIGHT MASTER ENSUITE BATHROOM



SECOND FLOOR

**Approximate Gross Internal Area**  
86.7 sq.m. / 933 sq.ft.





.04

## APARTMENT FOUR

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

An incredibly spacious and light filled 2-bedroom lateral residence set within a beautiful Georgian townhouse.

ESTIMATED SERVICE CHARGE: £5,805.52 per annum  
PRICE: £2,550,000

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ABOVE ENTRANCE HALL WITH PRIVATE LIFT ACCESS  
LEFT FULLY RESTORED PERIOD FIREPLACE





LEFT MASTER BEDROOM  
RIGHT MASTER ENSUITE BATHROOM





LEFT BEDROOM TWO  
RIGHT FAMILY BATHROOM



# OUTLINE SPECIFICATION

## INTERNAL

1. Bespoke dark stained engineered oak flooring in mixed width format
2. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings
3. New and restored original Georgian fireplaces with new slate hearths and reeded metal linings
4. Bespoke bedroom wardrobes with veneered walnut linings
5. Glass and timber feature stair to Flat 5 up to mezzanine level
6. Kerakoll 'Wallcrete' - hand applied seamless cement finish to bathrooms walls
7. Cerdisa porcelain bathroom floor tiles in herringbone format
8. Codis vanity units
9. Feature 'Cielo' storage mirrors with integrated shaving point
10. Crosswater 'MPRO' taps and brassware
11. Catalano/Geberit wall hung WC's
12. '3V' ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke integrated kitchen with honed quartz worktops and splashback
2. LED feature lighting to underside of wall hung cabinets
3. Integrated Siemens appliances; multi-function oven, induction hob, extractor, fridge/freezer, dishwasher and washer/dryer
4. Boiling water taps

## LIGHTING, POWER, AV & SECURITY

1. Luceplan, Wever & Ducre and Otylight dimmable LED lighting
2. TV outlets to living rooms and bedrooms providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
3. BT Openreach provision
4. BT masterpoint for telephone connections

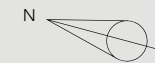
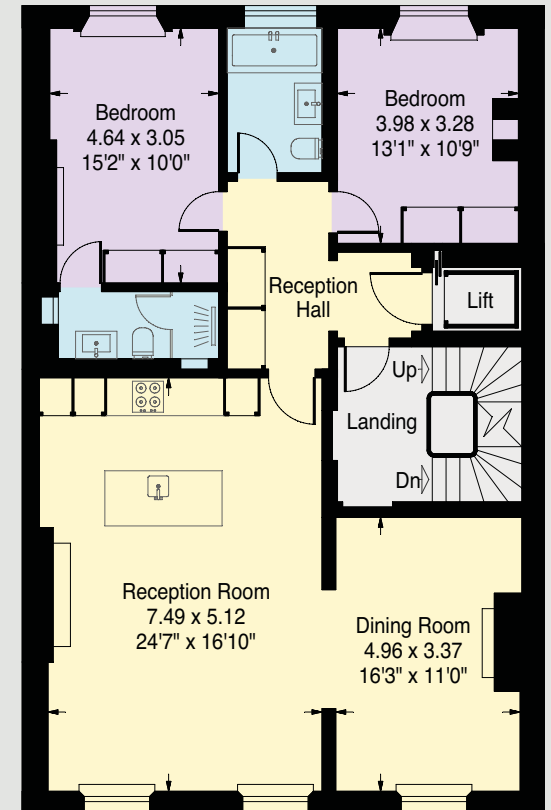
5. Prewired intruder alarm system & door contacts to principal windows
6. Fire alarm and smoke detection system
7. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to kitchens and bathrooms
3. Electric underfloor heating to bathrooms

## ADDITIONAL FACILITIES/ITEMS

1. Lift serves 2nd to 4th floor with direct access into flat
2. Additional secure storage at second floor level for flats 3,4 or 5



THIRD FLOOR

**Approximate Gross Internal Area**  
104.2 sq.m. / 1122 sq.ft.





.05

## APARTMENT FIVE

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

A rare and spacious 3-bedroom duplex residence set at the top of an exceptional Georgian townhouse with private lift access.

ESTIMATED SERVICE CHARGE: £8,566.06 per annum  
PRICE: £3,250,000

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LEFT MAIN ENTRANCE HALL  
RIGHT KITCHEN AND DINING SPACE



ABOVE TOP MASTER ENSUITE  
ABOVE BOTTOM FAMILY BATHROOM  
RIGHT MASTER BEDROOM



# OUTLINE SPECIFICATION

## INTERNAL

1. Bespoke dark stained engineered oak flooring in mixed width format
2. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings
3. New and restored original Georgian fireplaces with new slate hearths and reeded metal linings
4. Bespoke bedroom wardrobes with veneered walnut linings
5. Glass and timber feature stair to Flat 5 up to mezzanine level
6. Kerakoll 'Wallcrete' - hand applied seamless cement finish to bathrooms walls
7. Cerdisa porcelain bathroom floor tiles in herringbone format
8. Codis vanity units
9. Feature 'Cielo' storage mirrors with integrated shaving point
10. Crosswater 'MPRO' taps and brassware
11. Catalano/Geberit wall hung WC's
12. '3V' ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke integrated kitchen with honed quartz worktops and splashback
2. LED feature lighting to underside of wall hung cabinets
3. Integrated Siemens appliances; multi-function oven, induction hob, extractor, fridge/freezer, dishwasher and washer/dryer
4. Boiling water taps

## LIGHTING, POWER, AV & SECURITY

1. Luceplan, Wever & Ducre and Otylight dimmable LED lighting
2. TV outlets to living rooms and bedrooms providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
3. BT Openreach provision
4. BT masterpoint for telephone connections

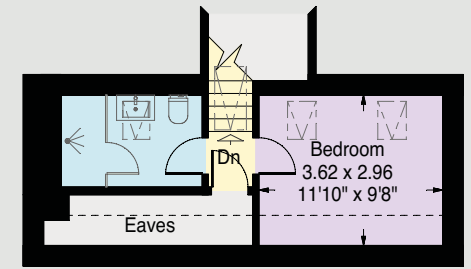
5. Prewired intruder alarm system & door contacts to principal windows
6. Fire alarm and smoke detection system
7. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

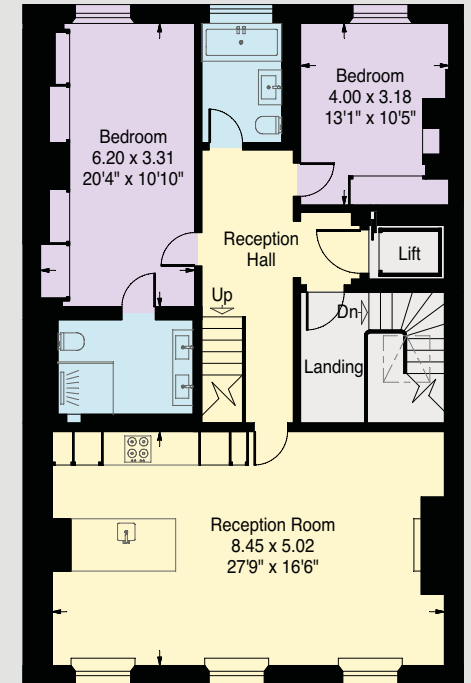
1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to kitchens and bathrooms
3. Electric underfloor heating to bathrooms

## ADDITIONAL FACILITIES/ITEMS

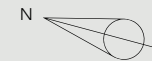
1. Lift serves 2nd to 4th floor with direct access into flat
2. Additional secure storage at second floor level for flats 3,4 or 5



FIFTH FLOOR (MEZZANINE)



FOURTH FLOOR



**Approx Gross Internal Area**  
 127.1 sq.m. / 1,369 sq.ft.  
 (Including reduced height area below 1.5m 5.2 sq.m. / 56 sq.ft.)





.06

# APARTMENT SIX

16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

A very spacious and well appointed studio apartment with private access from Devonshire Place and featuring a contemporary kitchen and bathroom set within the historic vaults.

ESTIMATED SERVICE CHARGE: £5,254.54 per annum  
PRICE: £1,250,000

[CLICK HERE FOR VIRTUAL TOUR](#)







ABOVE TOP MAIN ENTRANCE LIGHTWELL  
ABOVE BOTTOM KITCHEN WITHIN ORIGINAL VAULT  
RIGHT MAIN LIVING AND DINING SPACE

# OUTLINE SPECIFICATION

## INTERNAL

1. Bespoke dark stained engineered oak flooring in mixed width format
2. Fully restored, decorated and reinstated walls and ceilings with Georgian mouldings
3. New and restored original Georgian fireplaces with new slate hearths and reeded metal linings
4. Bespoke bedroom wardrobes with veneered walnut linings
5. Glass and timber feature stair to Flat 5 up to mezzanine level
6. Kerakoll 'Wallcrete' - hand applied seamless cement finish to bathrooms walls
7. Cerdisa porcelain bathroom floor tiles in herringbone format
8. Codis vanity units
9. Feature 'Cielo' storage mirrors with integrated shaving point
10. Crosswater 'MPRO' taps and brassware
11. Catalano/Geberit wall hung WC's
12. '3V' ironmongery in satin stainless-steel finish

## KITCHEN

1. Bespoke integrated kitchen with honed quartz worktops and splashback
2. LED feature lighting to underside of wall hung cabinets
3. Integrated Siemens appliances; multi-function oven, induction hob, extractor, fridge/freezer, dishwasher and washer/dryer
4. Boiling water taps

## LIGHTING, POWER, AV & SECURITY

1. Luceplan, Wever & Ducre and Otylight dimmable LED lighting
2. TV outlets to living rooms and bedrooms providing the following:
  - FreeView (Digital TV)
  - FM/DAB
  - Sky (Astra)
3. BT Openreach provision
4. BT masterpoint for telephone connections
5. Prewired intruder alarm system & door contacts to principal windows

6. Fire alarm and smoke detection system
7. HD video door entry system

## MECHANICAL & PLUMBING SYSTEMS

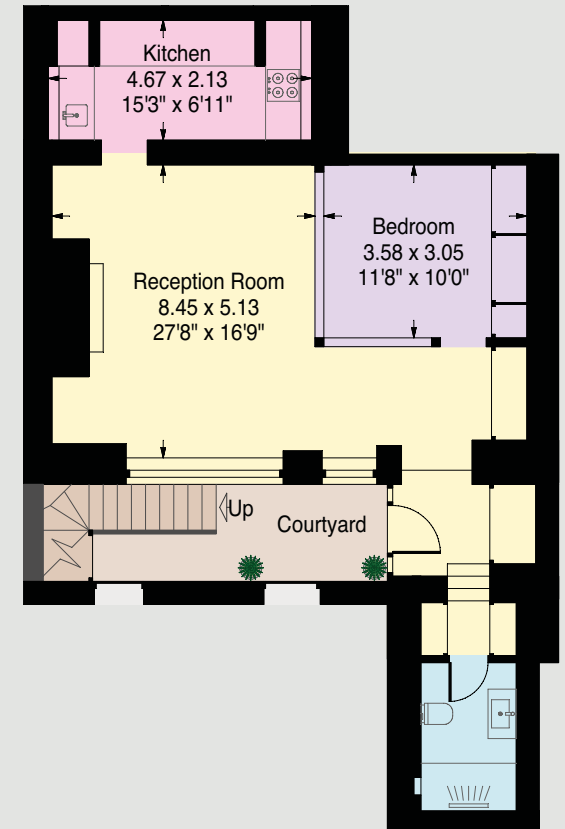
1. Daikin VRF comfort heating and cooling system to all habitable rooms
2. Mechanical ventilation to kitchens and bathrooms
3. Electric underfloor heating to bathrooms

## ADDITIONAL FACILITIES/ITEMS

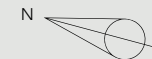
1. Lift serves 2nd to 4th floor with direct access into flat
2. Additional secure storage at second floor level for flats 3,4 or 5

## EXTERNAL SPACE

1. 10.5 sq.m (113 sq.ft) Courtyard



LOWER GROUND FLOOR



**Approximate Gross Internal Area**  
67.7 sq.m. / 729 sq.ft.  
**External areas** 10.5 sq.m. / 113 sq.ft.



ABOVE LEFT BATHROOM ABOVE RIGHT BEDROOM







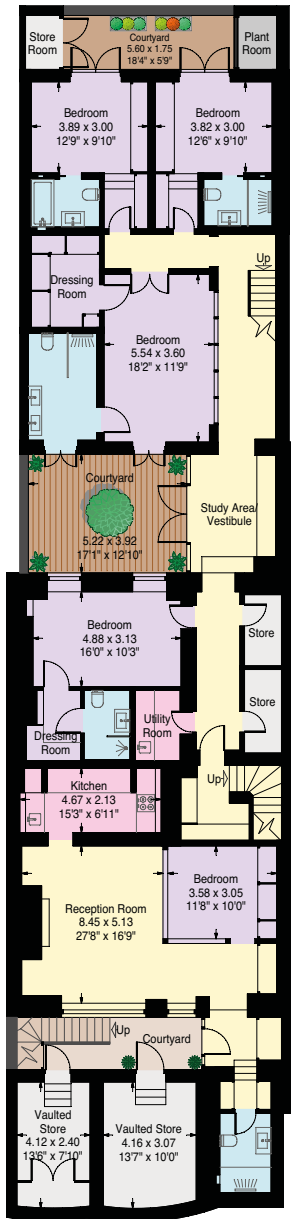
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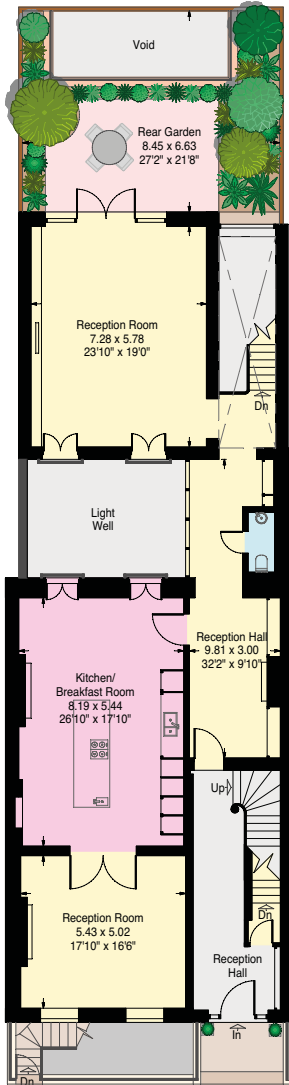
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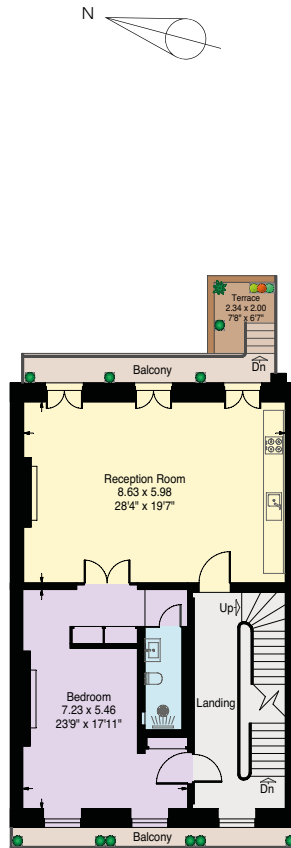




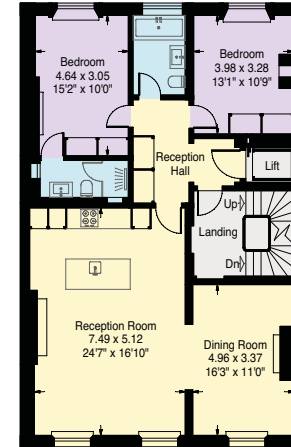
LOWER GROUND FLOOR



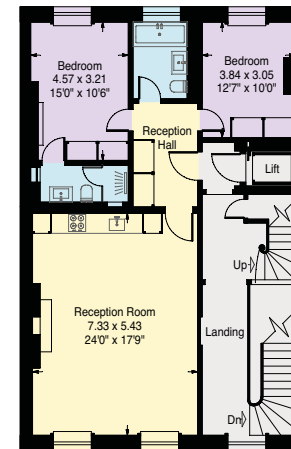
GROUND FLOOR



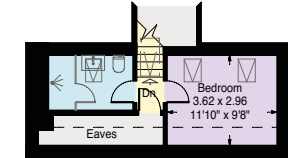
FIRST FLOOR



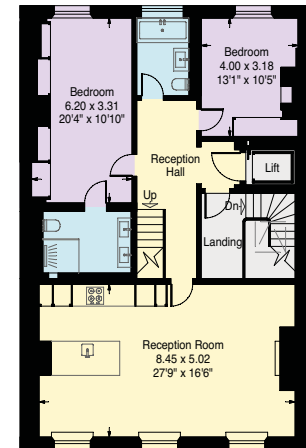
THIRD FLOOR



SECOND FLOOR



FIFTH FLOOR (MEZZANINE)



FOURTH FLOOR

**Approximate Gross Internal Area**  
 946.8 sq.m. / 10,191 sq.ft.  
 (Including vaulted stores and reduced height area, below 1.5m)  
**Vaulted stores** 22.5 sq.m. / 242 sq.ft.  
**Reduced height area** 5.2 sq.m. / 56 sq.ft.  
**External areas** 101.6 sq.m. / 1,094 sq.ft.

FLOORPLANS ARE FOR GUIDANCE ONLY AND MUST NOT BE RELIED UPON AS A STATEMENT OF FACT.





# 16 DEVONSHIRE PLACE

MARYLEBONE, LONDON, W1

## TERMS

TENURE

**999 YEARS LEASE**

### APARTMENT 1

ESTIMATED  
SERVICE CHARGE

**£18,472.11**

PRICE

**£7,250,000**

### APARTMENT 2

ESTIMATED  
SERVICE CHARGE

**£5,246.70**

PRICE

**£2,500,000**

### APARTMENT 3

ESTIMATED  
SERVICE CHARGE

**£4,827.58**

PRICE

**£2,150,000**

### APARTMENT 4

ESTIMATED  
SERVICE CHARGE

**£5,805.52**

PRICE

**£2,450,000**

### APARTMENT 5

ESTIMATED  
SERVICE CHARGE

**£8,566.06**

PRICE

**£3,100,000**

### APARTMENT 6

ESTIMATED  
SERVICE CHARGE

**£5,254.54**

PRICE

**£1,250,000**

**PRIOR TO ANY OF THE INDIVIDUAL APARTMENTS BEING SOLD, THE ENTIRE FREEHOLD BUILDING IS ALSO AVAILABLE TO PURCHASE, PRICE ON APPLICATION**





A LUXURY DEVELOPMENT BY DAO ESTATE LTD



CONTACT

A S T O N C H A S E

L O N D O N

020 7724 4724

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IMPORTANT NOTICE

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