



DEVONSHIRE PLACE MEWS

Marylebone
London
W1G

Guide Price
£7,500,000

Sole Agent

Set across four meticulously designed levels, this outstanding mews house (3079 sq.ft/286 sq.m) has been thoughtfully crafted by Alan Higgs Architects, offering exceptional attention to detail and spacious proportions throughout. The ground floor features an elegant entrance hallway, a striking reception room, and the practicality of an integrated garage. A feature staircase leads up to the first floor, where a stunning open-plan kitchen flows effortlessly into a generous reception area, which opens out onto a spectacular roof terrace—ideal for entertaining. The entire second floor is dedicated to the exquisite principal suite, which includes built-in wardrobes and a sophisticated en-suite bathroom, providing a private and tranquil retreat. On the lower level, two spacious double bedrooms each come with their own en-suite and direct access to a private terrace. This level also offers a fully equipped gym and a well-appointed utility room, adding extra comfort and convenience to this truly remarkable home.

ASTON CHASE

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Guide Price
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Subject To Contract

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Freehold

Devonshire Place Mews is tucked away off Devonshire Street, just moments from the shops and restaurants on Marylebone High Street. Regent's Park is nearby as well as Baker Street and Regent's Park Underground Stations and Marylebone Train Station providing superb transport links.



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ACCOMMODATION

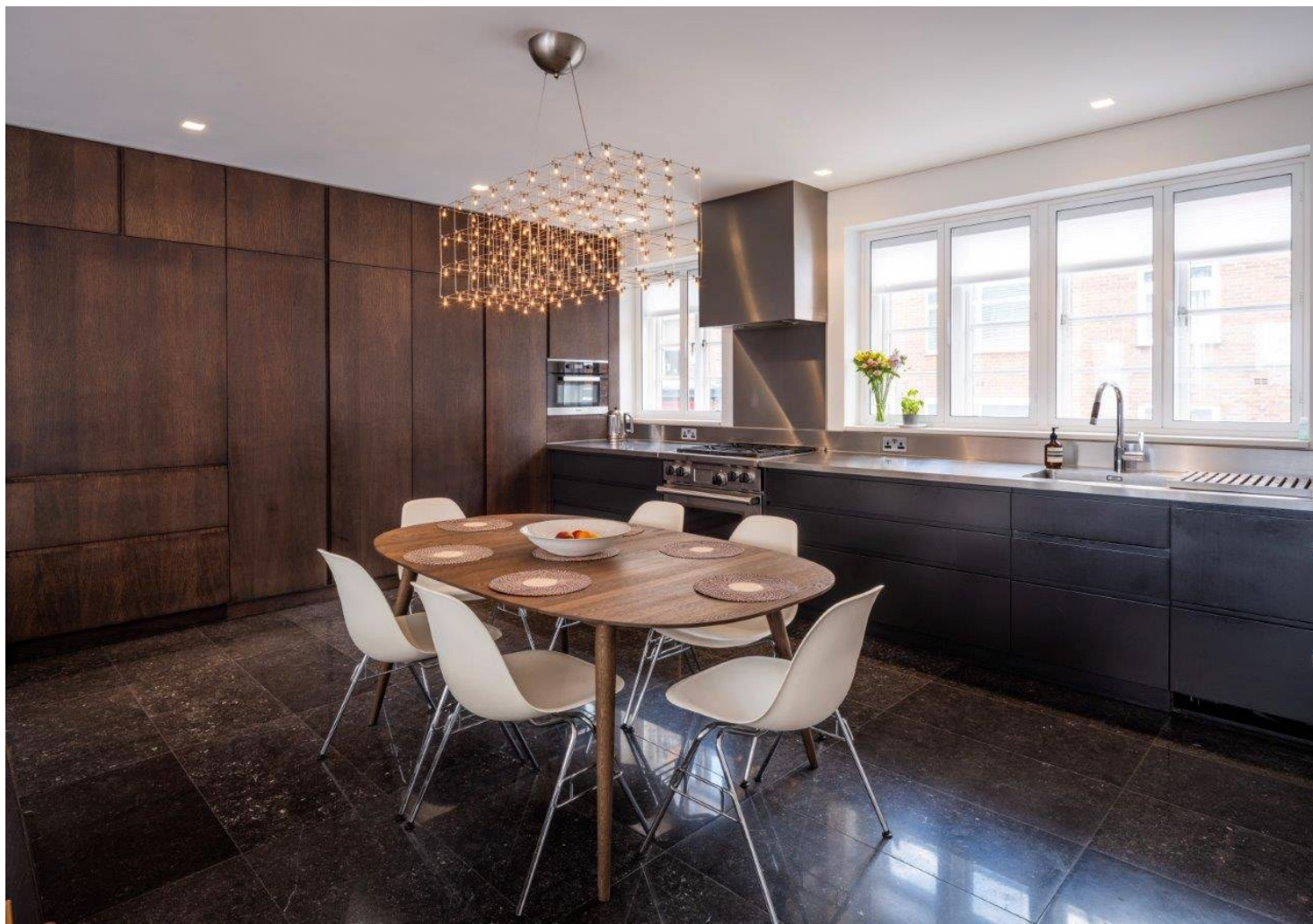
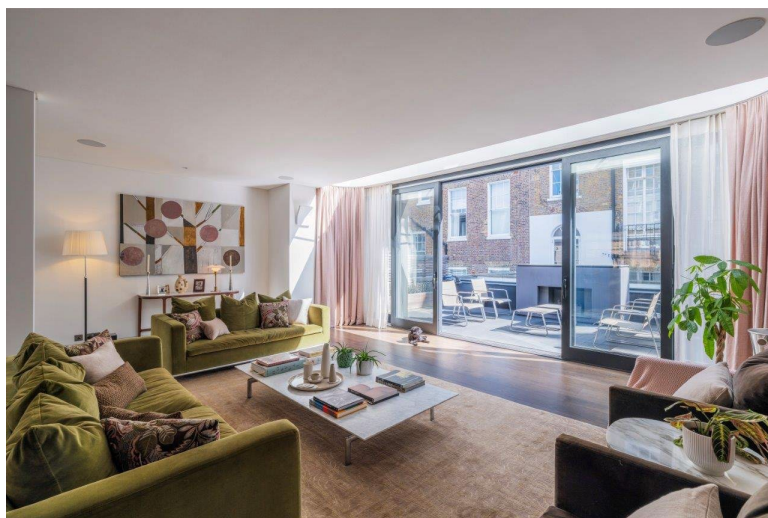
- Reception Room
- Open Kitchen Living Dining Room
- Principal Bedroom with En-Suite Bathrooms
- Two Further Bedrooms with En-Suite Bathrooms
- Gym
- Utility Room
- Garage

AMENITIES

- Underfloor Heating
- Air Conditioning
- Integrated Audio System
- Resident Parking
- Roof Terrace

COUNCIL TAX: G

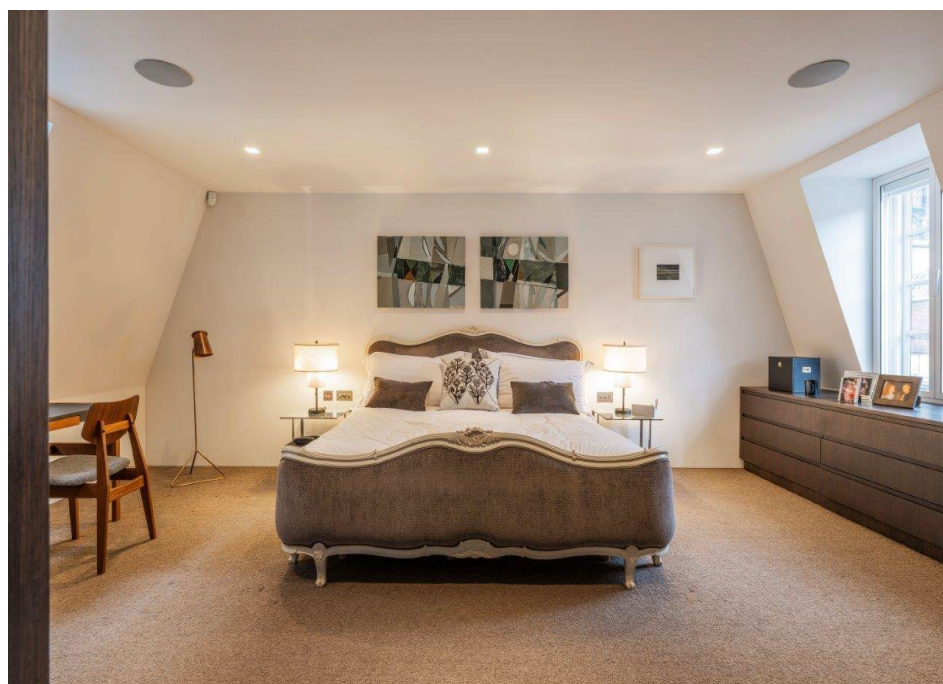
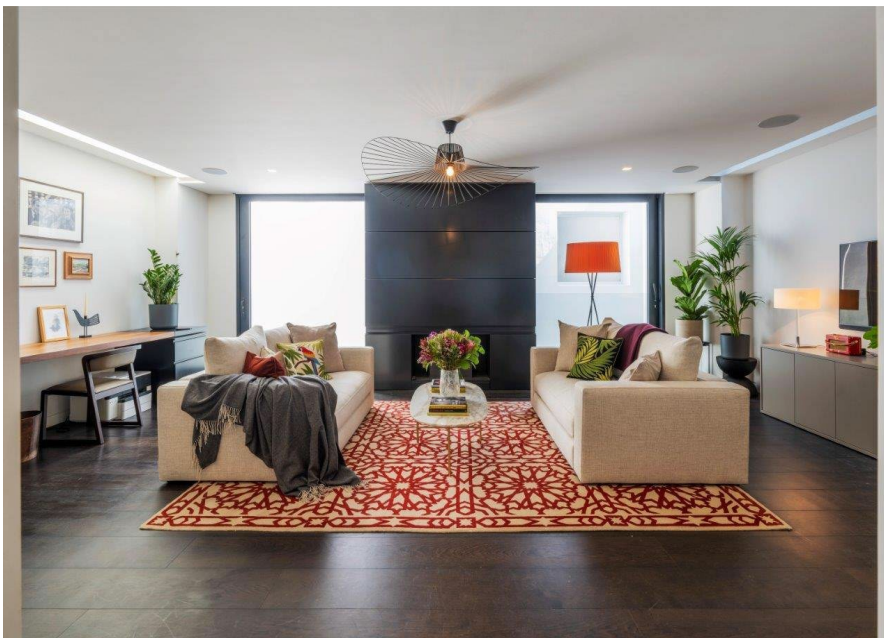
EPC RATING: C



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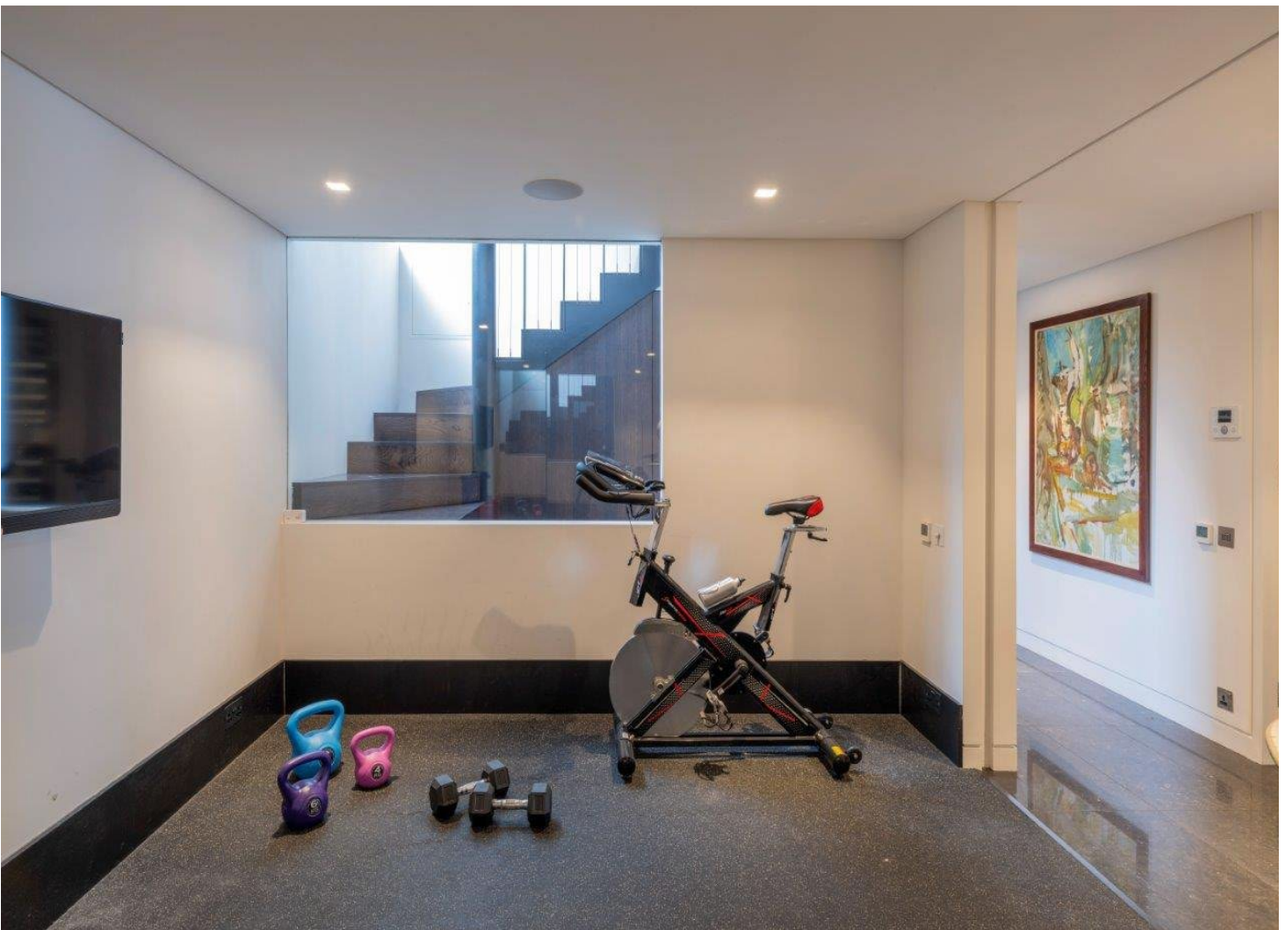
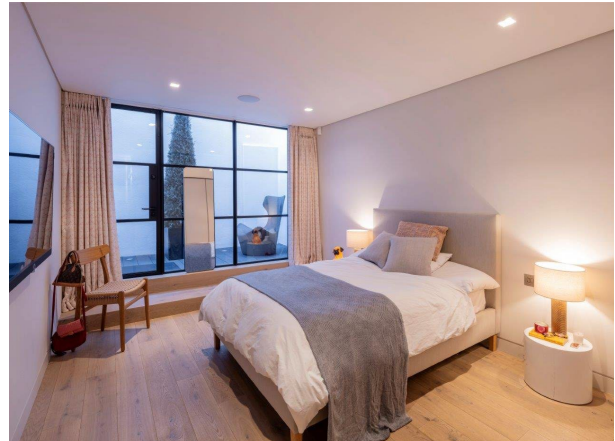
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Devonshire Place Mews, W1

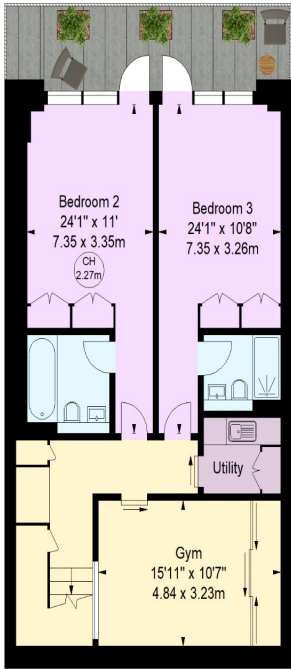
Approximate gross internal area

286.04 sq m / 3,079 sq ft

(Including Restricted Height Under 1.5m)

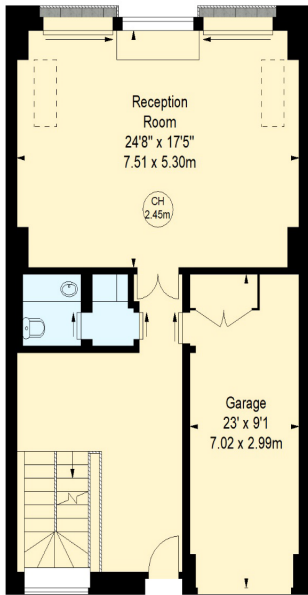
Restricted Height Under 1.5m

2.88 sq m / 31 sq ft

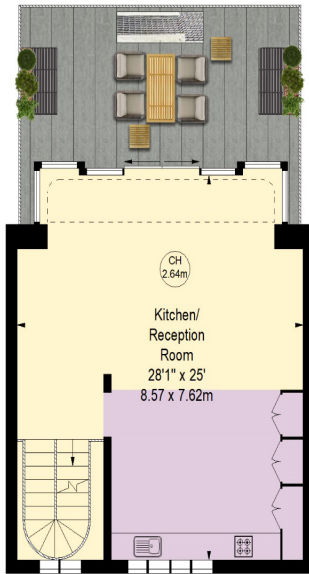


Lower Ground Floor

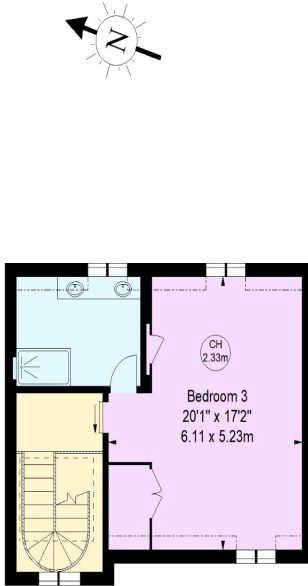
Key :
CH - Ceiling Height



Ground Floor



First Floor



Second Floor



Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
© Orange Tree Photography

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 83 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.