

DEVONSHIRE CLOSE

MARYLEBONE W1





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A PARTICULARLY ATTRACTIVE WISTERIA-CLAD
MID-TERRACE MEWS HOUSE OF CONSIDERABLE
CHARACTER ARRANGED OVER THREE FLOORS AND
PRESENTED IN GOOD CONDITION THROUGHOUT
HAVING BEEN VERY WELL MAINTAINED
BY THE EXISTING OWNER.





The house benefits from a lightwell on the first floor and an integral garage which, subject to the normal consents could be converted to create additional living space.









ACCOMMODATION

- 3/4 Bedrooms
- 2 Bathrooms
- Reception Room
- Study/Bedroom 4
- Kitchen/Dining Room
- Utility Room
- Guest Cloakroom

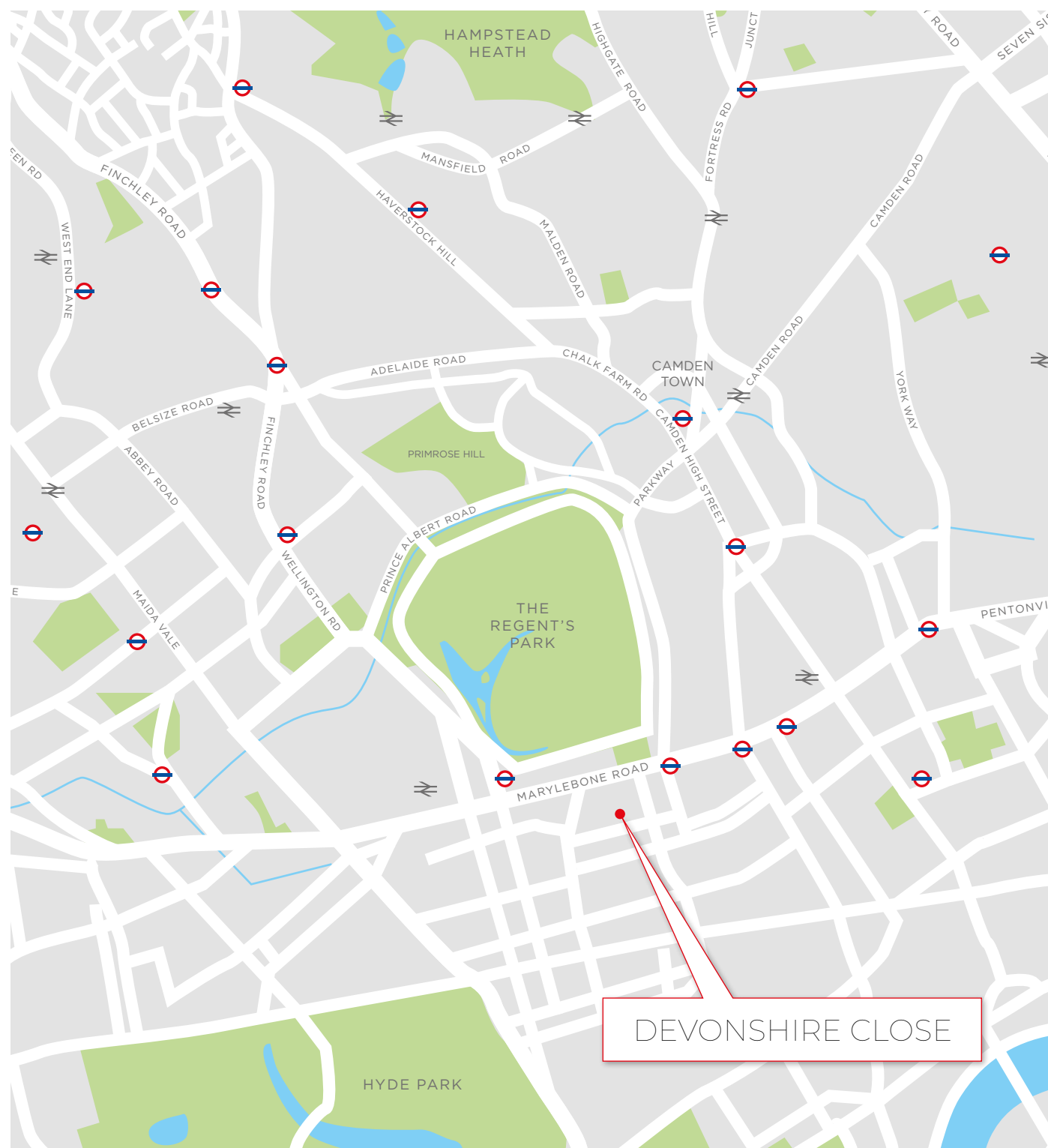
AMENITIES

- Integral Garage
- Lightwell
- Gas Central Heating
- Underfloor Heating

ADDITIONAL INFORMATION

The vendor rents two garages (located directly opposite the house) from The Howard de Walden Estate on a 5 year lease at £16,000 per annum, the benefit of which they are willing to assign to the prospective purchasers subject to agreement by The Howard de Walden Estate.





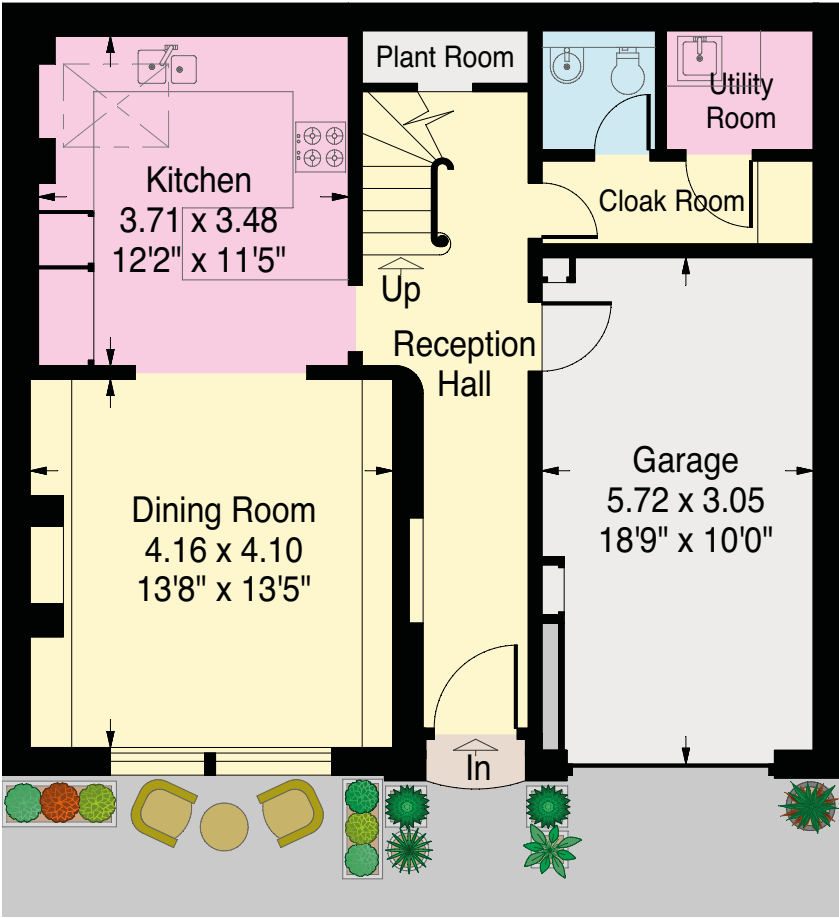
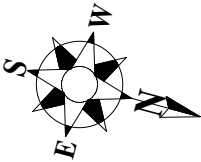
Devonshire Close is a highly regarded cobbled mews located off the western side of Devonshire Street between Harley Street and Portland Place.

The property benefits from excellent transport links including Regent's Park Underground Station (Bakerloo line) and Great Portland Underground Station (Circle, Hammersmith & City and Metropolitan lines) within 0.5 miles to the north and Oxford Circus (Bakerloo, Central and Victoria lines) within 0.5 miles to the south.

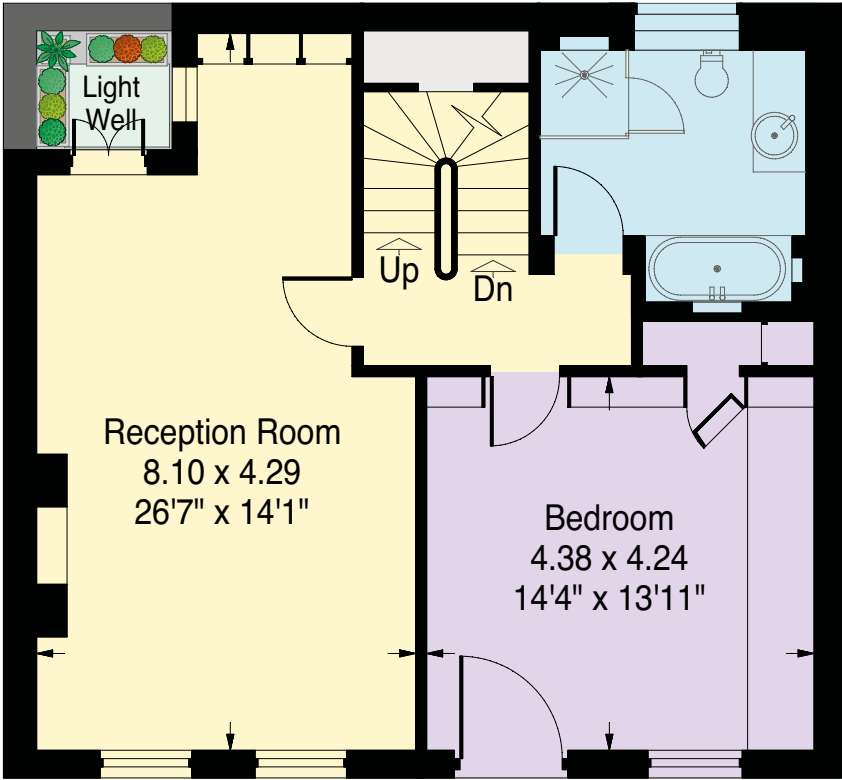
Extensive local amenities include the sophisticated shops, cafés and restaurants of Marylebone High Street to the west, Fitzrovia to the east and Soho and Mayfair to the south whilst the vast green public open spaces of Regent's Park lie to the immediate north.



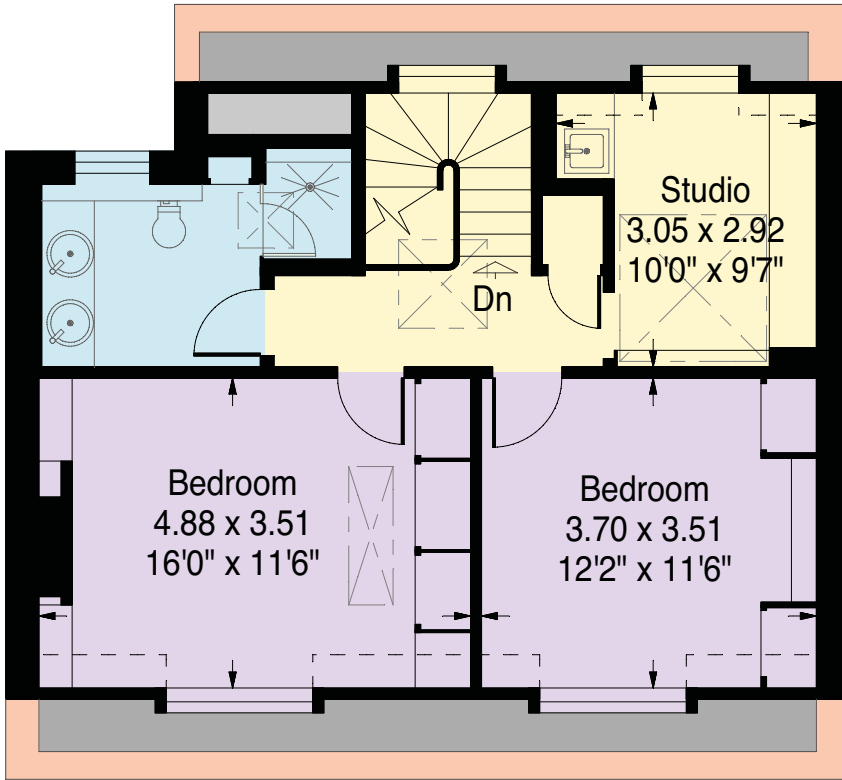
APPROXIMATE GROSS INTERNAL AREA
194.4 sq.m. / 2,092 sq.ft.
(Including reduced height area,
below 1.5m - 2.5 sq.m. / 27 sq.ft.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TENURE: LEASEHOLD. APPROXIMATELY 895 YEARS UNEXPIRED (EXPIRING 24 MARCH 2922)

PRICE: £4,350,000

GROUND RENT: PEPPERCORN

COUNCIL TAX: WESTMINSTER (BAND H)

EPC RATING: D

SOLE SELLING AGENT

ASTON CHASE

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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.