RUSSELL
SIMPSON

Handsome Marylebone mews house with garage and potential for further development (STPP)

WOODSTOCK MEWS
MARYLEBONE W1G



Woodstock Mews
Marylebone W1G

£3,500,000

BEDROOMS 2	INTERNAL 1,834 SQ FT 170 SQ M	PARKING Garage	COUNCIL Westminster
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band G
BATHROOMS 2		TENURE Leasehold	LENGTH OF LEASE 910 years



The Property

A beautifully presented mews house, discreetly positioned on a quiet, street in one of Marylebone's most sought-after locations.

Arranged over three floors, the house is entered at ground level, where an open-plan kitchen and dining area provides a welcoming space for everyday living. The well-appointed kitchen features integrated appliances and ample room for dining, with access to the garage and cellar, offering useful additional storage.

The entire first floor is dedicated to an impressive reception room, filled with natural light from large West facing windows and providing an excellent space for both entertaining and relaxing. Wooden flooring, sophisticated finishes and a considered, neutral palette feature throughout, creating a sense of understated elegance.

On the second floor are two bedroom suites. The principal bedroom benefits from a luxurious ensuite bathroom, whilst the second bedroom also enjoys its own ensuite facilities.











The Neighbourhood

A particularly attractive feature is the secure garage, extending to approximately 22 feet, with the cellar offering the possibility of further development into a basement floor, subject to the necessary planning permissions. There is also potential to create a roof garden, providing an additional outdoor space in which to relax and enjoy the sun, again subject to planning permission.

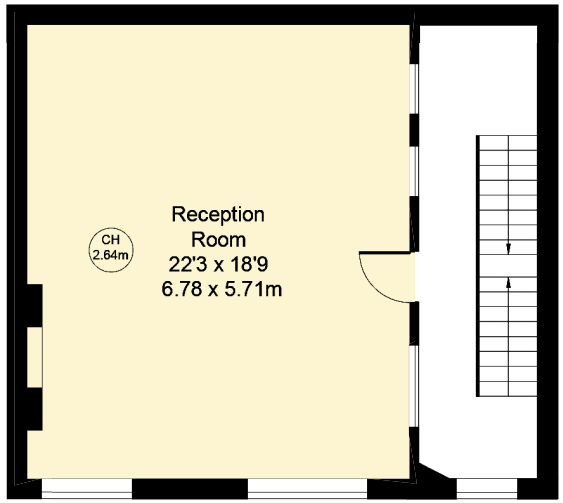
Woodstock Mews is an exclusive residential address, tucked away from the surrounding streets and offering a quiet, village-like atmosphere in the heart of Marylebone. The boutiques, restaurants and cafés of Marylebone High Street are just moments away, whilst Oxford Street and New Bond Street are also within easy reach.

APPROXIMATE INTERNAL AREA
(INCLUDING GARAGE)

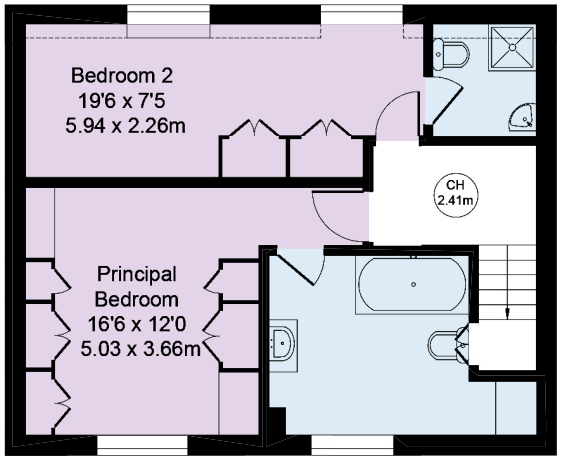
1,834 SQ FT / 170 SQ M

GARAGE

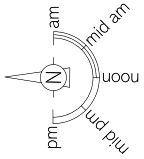
242 SQ FT / 22 SQ M

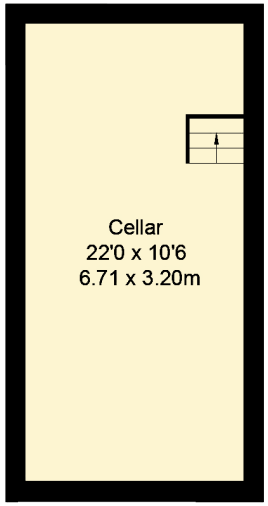


FIRST FLOOR

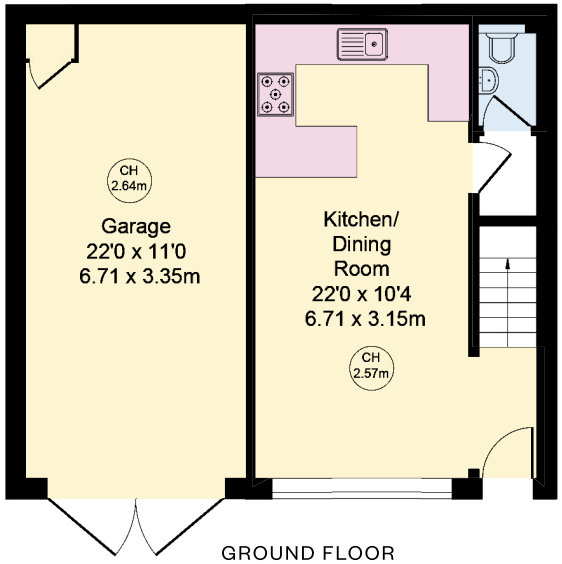


SECOND FLOOR





CELLAR



GROUND FLOOR



Contact us

+44 (0) 203 815 9144
Email
www.russellsimpson.co.uk

Mayfair

13 Hanover Square
London W1S 1HN

RUSSELL SIMPSON

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October 2021