



**A BEAUTIFULLY APPOINTED 2 BEDROOM MAISONETTE, IN THIS WELL LOCATED
QUIET MEWS.**

DEVONSHIRE MEWS SOUTH, MARYLEBONE, LONDON, W1G 6QS

Unfurnished, £1,100 pw (£4,766.67 pcm) + fees and other charges apply.*

Available from 19/06/2019



A BEAUTIFULLY APPOINTED 2 BEDROOM MAISONETTE, IN THIS WELL LOCATED QUIET

DEVONSHIRE MEWS SOUTH
MARYLEBONE, LONDON, W1G 6QS

- 2 Bedrooms • 2 Bathrooms • 1 Reception
- Two bedrooms • Two bathrooms
- Separate kitchen • Reception room
- Hard wood floors • Great light throughout
- EPC Rating = E • Council Tax = G

Situation

Devonshire Mews South in an ideal central London location, close to Regent's Park Underground Station.

Marylebone High Street nearby offers a fantastic range of shops, restaurants, and individual delis and boutiques.

Description

With a private entrance at street level, the property is arranged over the first and second floors.

It offers fantastic entertaining space to the first floor, consisting of a semi-open plan kitchen/ reception room, which benefits from fantastic natural light.

The 2 bedrooms have built in storage space, with the master bedroom offering an en suite bathroom, and a second guest bathroom also.

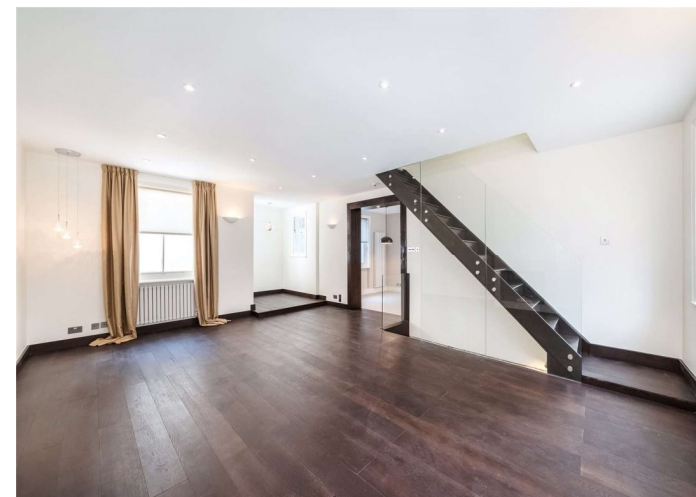
*Please note photos taken over a year ago.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

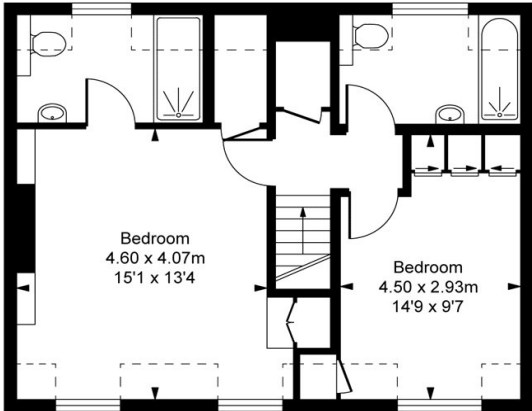
Viewing

Strictly by appointment with Savills.

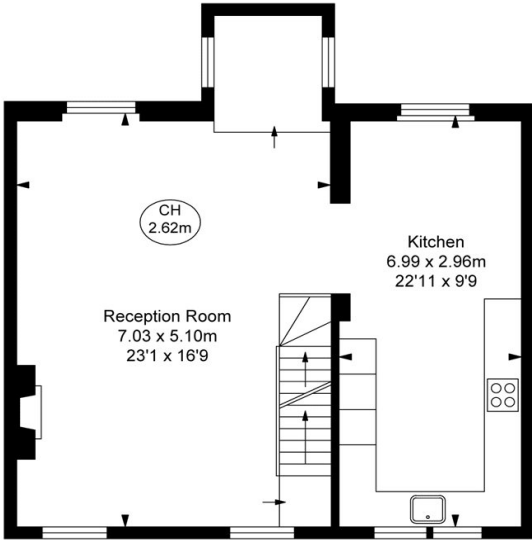


Devonshire Mews,
South Marylebone, W1G
Approximate Gross Internal Area
114.87 sq m / 1,236 sq ft

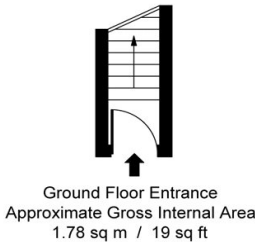
(Including restricted height
under 1.5m [])
(CH = Ceiling Heights)



Second Floor
Approximate Gross Internal Area
53.04 sq m / 571 sq ft



First Floor
Approximate Gross Internal Area
60.05 sq m / 646 sq ft



Ground Floor Entrance
Approximate Gross Internal Area
1.78 sq m / 19 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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FLOORPLANS

Gross internal area: 1,236 sq ft, m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190531CRSE

Marylebone & Fitzrovia Lettings

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