



A MODERN TOWNHOUSE WITH ACCESS TO PRIVATE UNDERGROUND PARKING

SHILLIBEER PLACE, LONDON W1H

Guide Price £1,825,000 – Leasehold approximately 110 years remaining



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Reception/dining room • Kitchen • Master bedroom with en suite • Two further bedrooms • Bathroom • Guest cloakroom • Parking • EPC Rating = C
Service charge £4,480 pa

Location

Shillibeer Place is superbly located for the world class amenities of Portman Village, Marylebone Village and the West End, together with the green open spaces of Hyde Park and Regent's Park.

Nearby transport links include Edgware Road (0.2 miles), Marylebone (0.3 miles) and Marble Arch (0.7 miles) underground stations, Marylebone (0.3 miles) and Paddington (0.7 miles) train stations and access to Heathrow and the West via the A40.

Description

A recently renovated townhouse set over three floors offering a bright top floor master bedroom with en suite. There are two further bedrooms on the first floor with bathroom. The reception and dining room benefits from great ceiling height and leads to a separate kitchen. The accommodation is well-proportioned and there is an abundance of natural light throughout.

The additional parking is situated within a secure residents' underground car park, with a vehicle lift.

Energy Performance

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

Viewing

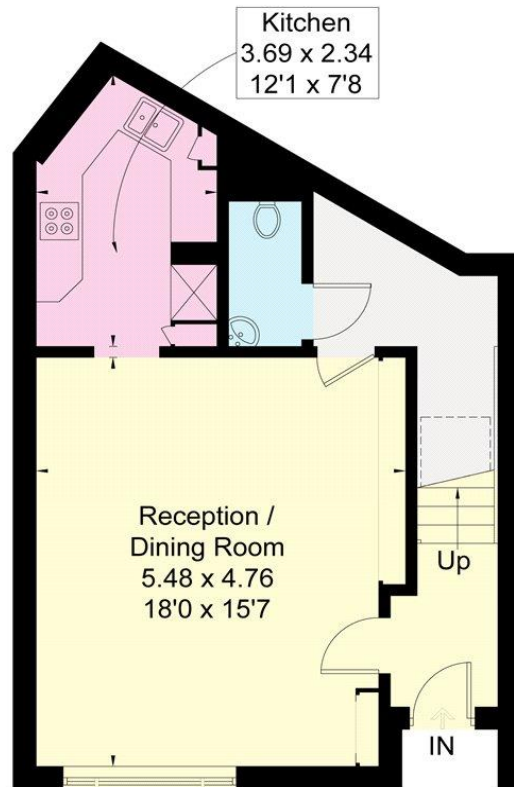
Strictly by appointment with Savills.



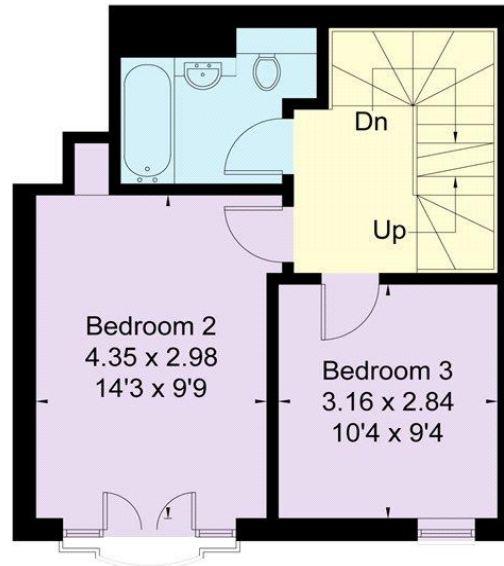


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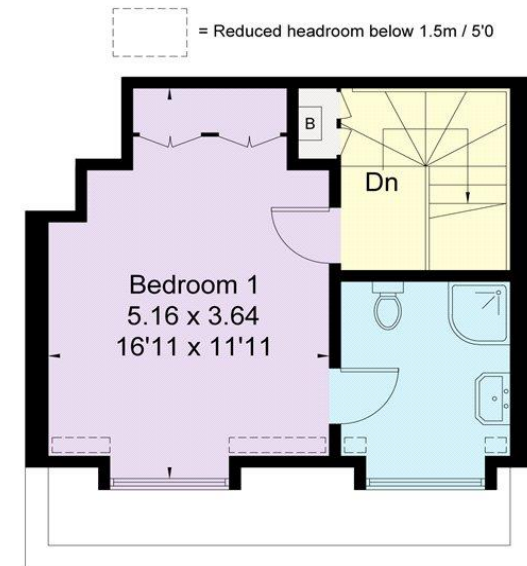
Gross Internal Area (approx) = 113.7 sq m / 1224 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



Ground Floor



First Floor



Second Floor

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Marylebone & Fitzrovia

Nick Poppe

npoppe@savills.com

+44 (0) 20 3527 0400

savills.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	76	82
EU Directive 2002/91/EC		