



A charming and beautifully presented three bedroom mews house with the rarity of a garage, location in the heart of Marylebone village.

**Wimpole Mews, Marylebone, London, W1G**

Guide price £4,750,000; Leasehold (approximately 902 years remaining)



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Three bedrooms • Three bathrooms • Study • TV room • Guest cloakroom • Mews house • Meticulously designed and recently renovated • Located in the heart of Marylebone village • Rarity of a garage • Air conditioning • Ground rent peppercorn • EPC = E

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### Local Information

Wimpole Mews is an utterly charming mews located in the heart of Marylebone Village, just moments from the world class amenities of Marylebone and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Regent's Park (0.4 miles), Great Portland Street (0.5 miles), Oxford Circus (0.5 miles), Bond Street (0.5 miles) and Baker Street (0.6 miles) underground stations. Marylebone (1.0 miles), Euston (0.9 miles) and Paddington (1.5 miles) train stations, as well as access to the West and Heathrow via the A40.

### About this property

A superb mews house, offering spacious and flexible accommodation over four floors, with the rarity of an integral garage. The house has been meticulously designed and newly renovated, with excellent attention to detail and an impressive specification throughout including air conditioning, integrated sound system and electric blinds.

### Tenure

Leasehold (approximately 902 years remaining)

### Local Authority

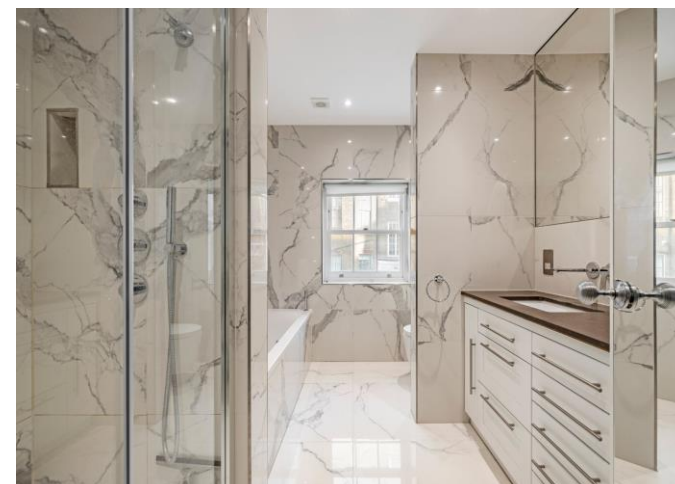
Westminster council

### Energy Performance

EPC Rating = E

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.









Wimpole Mews, Marylebone, London, W1G  
Gross Internal Area 2175 sq ft, 202 m<sup>2</sup>



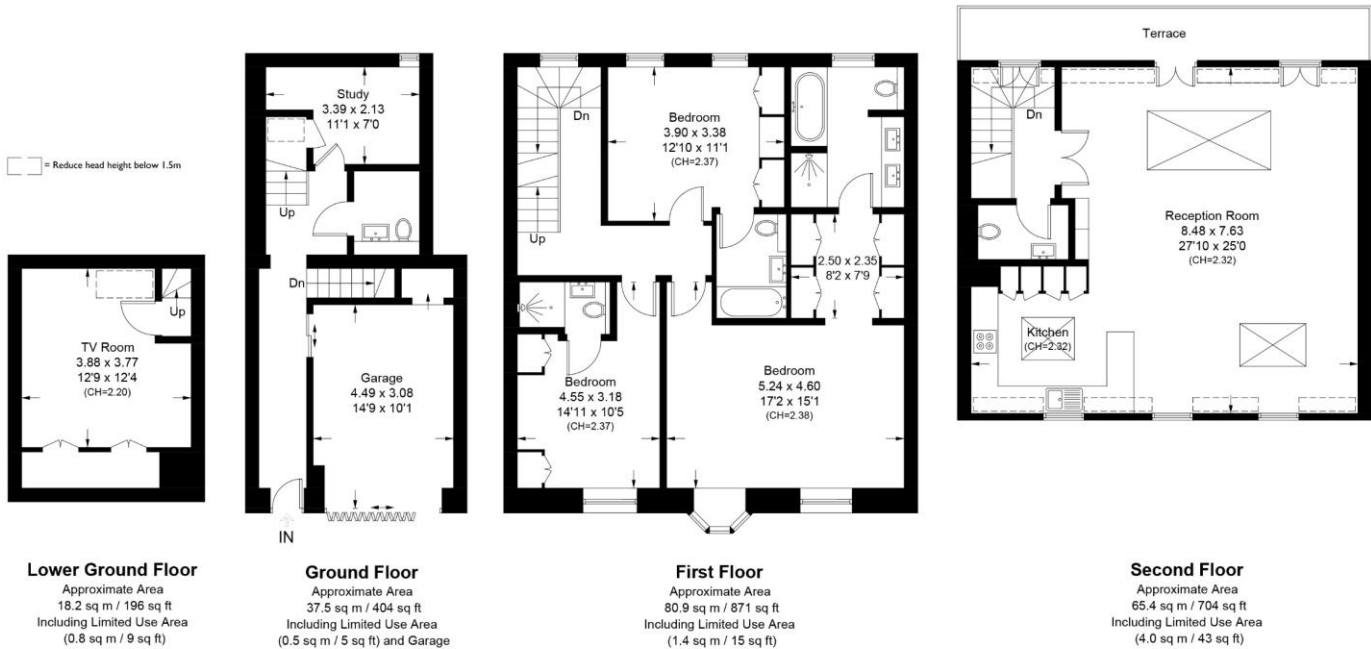
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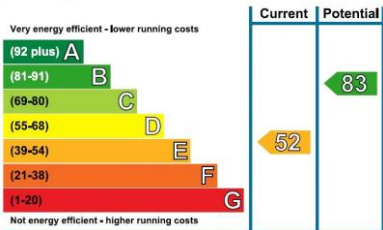
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## Wimpole Mews, W1G

Approximate Area = 202.0 sq m / 2175 sq ft  
Including Limited Use Area (6.7 sq m / 72 sq ft) and Garage



### Energy Efficiency Rating



Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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