



## **A modern townhouse within a gated development, with access to private underground parking**

**Aldburgh Mews, London, W1U**

£2,300,000 Leasehold (969 years remaining)



## A modern townhouse within a gated development, with access to private underground parking

**Secure gated development • Principal en suite bedroom • Two further bedrooms • Terrace • Underground parking • EPC = C**

### Local Information

The gated Aldburgh Mews development is superbly located for the world class amenities of Marylebone and the West End together with the greenery of Regent's Park. The transport links are excellent from Bond Street (approximately 0.1 mile) and Oxford Circus (approximately 0.4 miles) underground stations as well as access to the West and Heathrow via the A40.

### About this property

A modern townhouse set within a secure and exclusive development. Located over four floors, the house offers a bright top floor master bedroom with en suite and balcony. There are two further bedrooms on the second floor with a bathroom and on the first floor a large open reception room. The kitchen and dining room on the ground floor benefits from an abundance of natural light throughout. The accommodation is well-proportioned and the additional parking is situated within a secure residents' underground car park.

### Tenure

Leasehold (969 years remaining)

### Local Authority

Westminster

### Energy Performance

EPC Rating = C

### Viewing

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










# Aldburch Mews, W1

Gross internal area (approx.)  
130 Sq m (1401 Sq ft) Including Under 1.5m and Outside Storage  
128 Sq m (1376 Sq ft) Excluding Under 1.5m and Outside Storage  
For identification only, Not to Scale

capital 020 8671 7722



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	EU Directive 2002/91/EC	

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