



A STUNNING NEWLY REFURBISHED FREEHOLD HOUSE WITH A TERRACE

CATO STREET, LONDON W1H

Guide Price £2,350,000 - Freehold



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Open plan kitchen/reception room • Master bedroom with en suite shower room • Further three bedrooms • Bathroom • Further shower room • Study • Guest cloakroom • Terrace • EPC rating = C

Location

Cato Street is quietly tucked away just moments from the world class amenities of Portman Village, Marylebone High Street and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Edgware Road (approximately 0.3 miles), Marble Arch (approximately 0.4 miles) and Baker Street (approximately 0.7 miles) underground stations. Marylebone (approximately 0.5 miles) and Paddington (approximately 0.9 miles) train stations, and access to the West and Heathrow via the A40.

Description

Set over four floors, this newly refurbished freehold house has been finished to an exceptional standard. The bright master suite is situated on the entire top floor boasting ample built in storage space and an en suite shower room. The further 3 bedrooms and study are located on the first and second floors and the ground floor boasts an open-plan kitchen/reception room. In addition to a wealth of natural light throughout this beautiful home offers well-proportioned accommodation and a fabulous first floor roof terrace.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



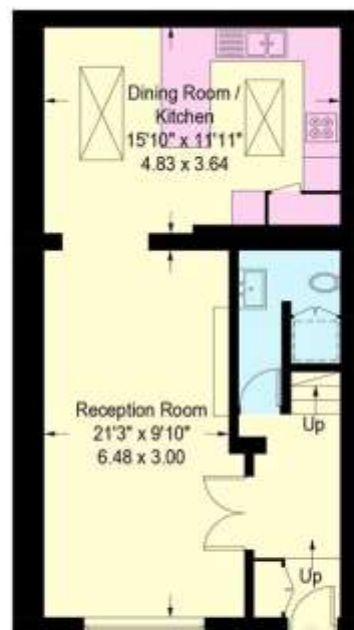


Cato Street, W1H

Approximate Gross Internal Area = 1560 sq ft / 145.0 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 1571 sq ft / 146.0 sq m



 = Reduced headroom below 1.5m / 5'0"



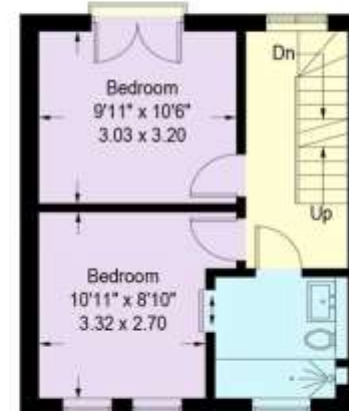
Ground Floor



First Floor



Third Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID518334)

Marylebone & Fitzrovia

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