



FREEHOLD MEWS HOUSE IN THE HEART OF MARYLEBONE VILLAGE

KENRICK PLACE, LONDON, W1U 6HA

Guide Price £2,000,000 - Freehold



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Open plan reception room/kitchen • Master bedroom with en suite bathroom • Further bedroom with en suite shower room • Garage • EPC Rating = D

Location

The house is superbly located just moments from the boutique shops and restaurants of Marylebone High Street and the West End, together with the green open spaces of Regent's Park.

The transport links are excellent from nearby Baker Street (0.3 miles), Bond Street (0.6 miles) and Marble Arch (0.6 miles) underground stations. Marylebone (0.5 miles), Paddington (1 mile), Euston (1.1 miles) and King's Cross St Pancras (1.8 miles) train stations, as well as access to the West and Heathrow via the A40.

Description

This charming mews house offers an open plan reception room/kitchen, top floor master bedroom with en suite bathroom, further bedroom with en suite shower room and a garage. Superbly situated in this quiet mews the house benefits from well-balanced accommodation and the rarity of being freehold.

Energy Performance

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

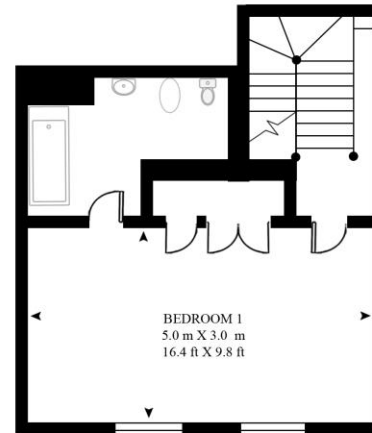
Viewing

Strictly by appointment with Savills.

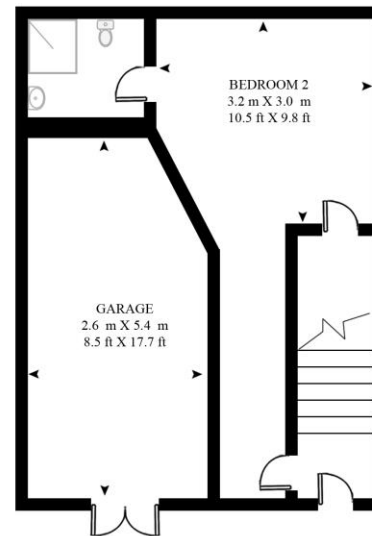


KENRICK PLACE

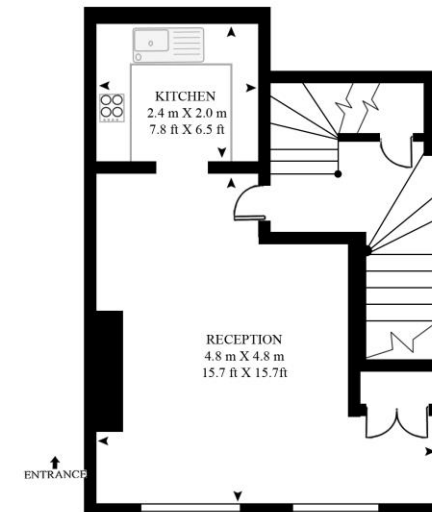
APPROXIMATE GROSS INTERNAL FLOOR AREA 998 SQ.FT (92.8 SQ.M)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.
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Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		81	67
<small>England, Scotland & Wales</small> <small>EU Directive 2002/91/EC</small>			