



# Fabulous mews house in the heart of Marylebone Village

**Dunstable Mews, London, W1G**

£2,250,000 Leasehold approximately 118 years remaining



# Fabulous mews house in the heart of Marylebone Village

Open-plan kitchen/reception/dining room • Further reception room • Principal bedroom with walk-in wardrobe and en suite bathroom • Further bedroom • Shower room • EPC = D

## Local Information

Dunstable Mews is superbly located just moments from the world class restaurants, shops and amenities of Marylebone High Street, Mayfair and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Baker Street (approximately 0.4 miles), Regent's Park (approximately 0.4 miles), Great Portland Street (approximately 0.4 miles), Bond Street (approximately 0.6 miles) and Oxford Circus (approximately 0.7 miles) underground stations. Marylebone (approximately 0.7 miles), Paddington (approximately 1.4 miles), Euston (approximately 0.9 miles) and King's Cross St Pancras (approximately 1.5 miles) train stations, as well as access to the West and Heathrow via the A40.

## About this property

This two bedroom mews house has been refurbished to an excellent standard. The ground floor boasts a bright and open-plan living space including reception room, dining area and bespoke kitchen with a wine room. A contemporary spiral staircase leads to the first floor which comprises of a further reception room, principal bedroom with walk-in wardrobe and en suite bathroom, further bedroom and a shower room. This beautifully presented home is situated in a charming cobbled mews in the heart of Marylebone Village.

## Tenure

Leasehold approximately 118 years remaining

## Energy Performance

EPC Rating = D

## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

Telephone: +44 (0) 20 3527 0400.

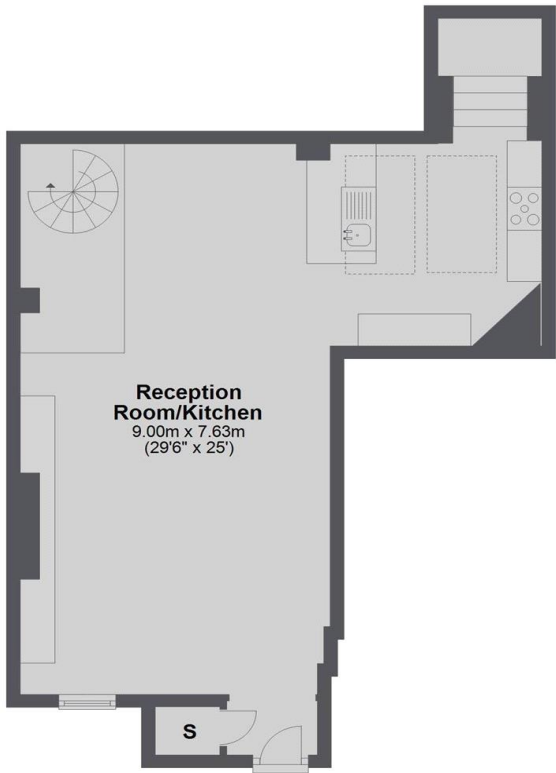




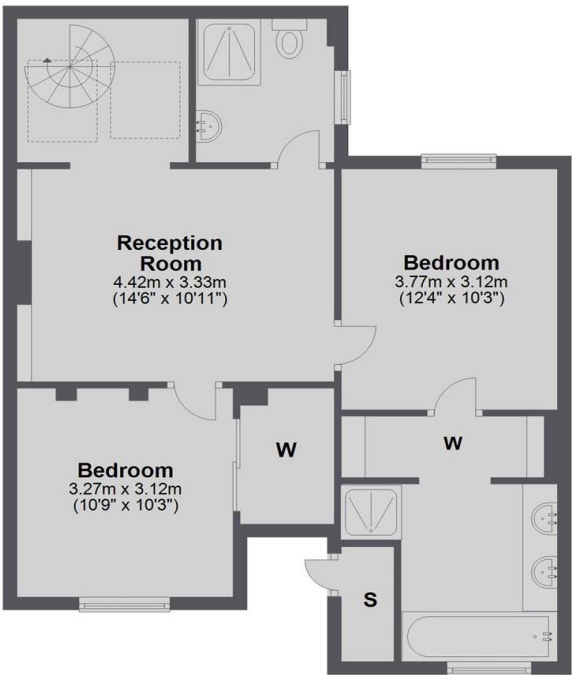
Dunstable Mews, London, W1G  
Gross Internal Area 1269 sq ft, 117.9 m²

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Ground Floor



First Floor



Total area: approx. 117.9 sq. metres (1269.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(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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