



Beautifully refurbished grade II listed 1820's Georgian townhouse

Molyneux Street, London, W1H

Guide price £2,450,000

Freehold

savills

Beautifully refurbished grade II listed 1820's Georgian townhouse

Double reception room • Kitchen • Three bedrooms • Bathroom
with free-standing bath and walk in shower • Guest WC/Utility
Garden • EPC = D

Local Information

Molyneux Street is superbly located for the world class amenities of Portman Village, Marylebone High Street and the West End, together with the greenery of Regent's Park and Hyde Park.

The transport links are excellent from nearby Edgware Road (approximately 0.3 miles), Marble Arch (approximately 0.4 miles) and Baker Street (approximately 0.6 miles) underground stations and Marylebone (approximately 0.5 miles) and Paddington (approximately 0.7 miles) underground and railway stations, and access to the West and Heathrow via the A40.

About this property

This charming, beautifully refurbished house is situated across four floors with approximately 1,483 sq ft of accommodation. On the ground floor is a bright dual-aspect double reception room offering fabulous entertaining space. The first floor comprises of a double bedroom with floor to ceiling windows and built in storage and a bathroom featuring a walk in shower. The two further bedrooms are located on the top floor, one of which also benefits from built in wardrobes. The lower ground floor has a further double reception room and kitchen which leads out to the garden which boasts an abundance of greenery.

Tenure

Freehold

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.



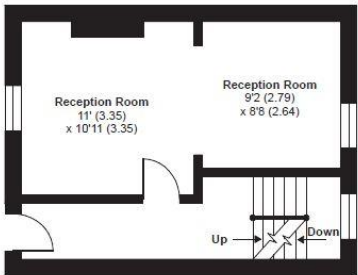


Molyneux Street, London, W1H
Gross Internal Area 1,483 sq ft, 137.8 m²

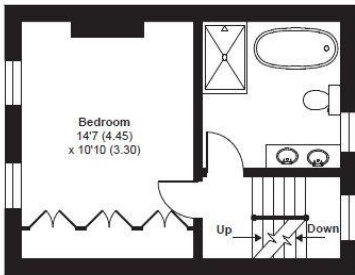
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Molyneux Street, London, W1

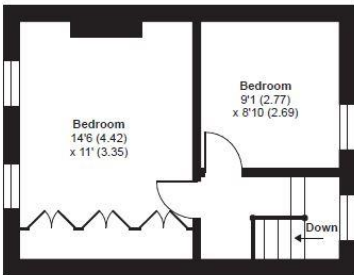
APPROX. GROSS INTERNAL FLOOR AREA 1483 SQ FT 129.1 SQ METRES (INCLUDES VAULT)



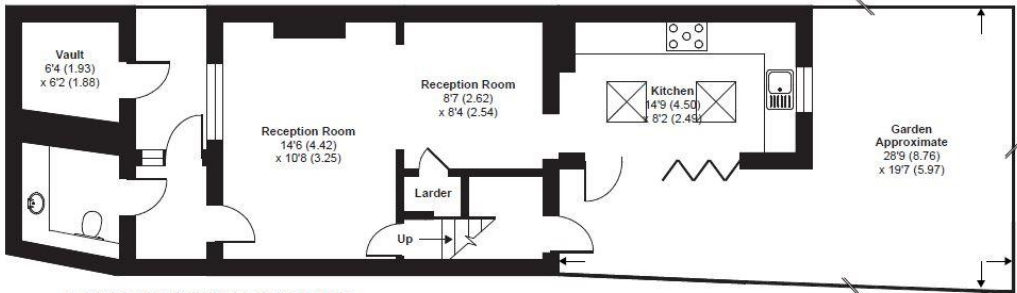
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR




LOWER GROUND FLOOR / BASEMENT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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