An exceptional period townhouse situated in the heart of Marylebone Village

Nottingham Place, London, W1U

£9,250,000 Freehold
An exceptional period townhouse situated in the heart of Marylebone Village.

5,139 sq ft of superb accommodation • Set over six floors • Open-plan designer kitchen and dining room • Reception room with double height ceiling, a feature wall and a retractable glass roof • Further first floor and top floor reception rooms • Master bedroom suite • Further three bedrooms all of which have en suite shower rooms • State-of-the-art home cinema • Utility room • Self-contained office area with its own independent entrance • Private terrace with garden • • Further substantial roof terrace •

Local Information
Nottingham Street is located in the heart of Marylebone village, just moments from the boutique shops and restaurants of Marylebone High Street as well as the green open spaces of Regent’s Park.

The transport links are excellent from nearby Regent’s Park (approximately 0.3 miles), Baker Street (approximately 0.2 miles) and Great Portland Street (approximately 0.4 miles) underground stations, Marylebone (approximately 0.5 miles) and Euston (approximately 1.9 miles) mainline train stations, and access to the West and Heathrow via the A40.

About this property
This stunning home is set across 6 floors with approximately 5,139 sq ft of superb accommodation. Situated on the ground floor is an open-plan designer kitchen and dining room, which leads to a fabulous informal reception room with double height ceiling, a feature wall and a retractable glass roof, creating excellent entertaining spaces. The beautiful first floor reception room boasts three full length sash windows which provide an abundance of natural light. Located on the second floor is the master bedroom suite with built in wardrobes and en suite bath/shower room with double sinks. A private terrace with small garden is located between the first and second floor. There are three further bedrooms all of which have en suite shower rooms, a top floor reception room which opens on to a substantial roof terrace, and a utility room. A self-contained office area is situated on the lower ground floor with its own independent entrance, creating an ideal space for those who may wish to run a business from home. This could further be incorporated into the main house to provide additional accommodation including a guest or staff flat. Also situated on the lower ground floor is a wonderful state-of-the-art home cinema.

Tenure
Freehold

Energy Performance
EPC Rating = To be confirmed

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