



A beautifully presented and newly renovated three bedroom house.

**Cato Street, Marylebone, London, W1H**

£2,500,000 Freehold



Beautifully renovated freehold house • Double reception room  
Open plan kitchen/dining room • Three en-suite bedrooms  
Guest cloakroom

#### Local Information

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 Hyde Park.

The transport links are excellent from nearby Edgware Road (0.3 miles), Marble Arch (0.4 miles) and Baker Street (0.7 miles) underground stations. Marylebone (0.5 miles) and Paddington (0.8 miles) train stations, and access to the West and Heathrow via the A40.

#### About this property

A stunning freehold house offering beautifully designed accommodation over four floors. The house has been architecturally designed to maximise space and light, and offers the highest of specifications including under floor heating, air conditioning and an integrated AV system. Features include a double reception room on the ground floor, two bedrooms with en-suite bath/shower rooms on the first floor, and a fabulous vaulted master bedroom suite occupying the entire top floor. The stylish kitchen is situated on the lower ground floor with all appliances discreetly concealed within the cabinetry, and is open plan to the spacious dining room.

#### Tenure

Freehold

#### Local Authority

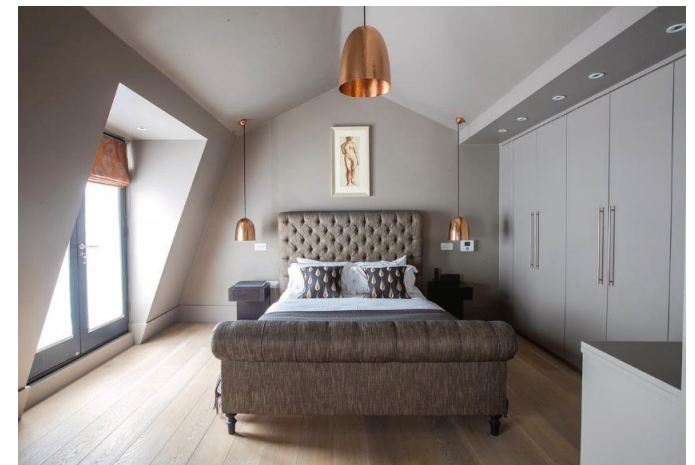
Westminster

#### Energy Performance

EPC Rating = E

#### Viewing

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



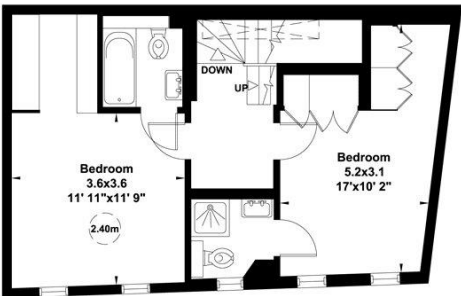




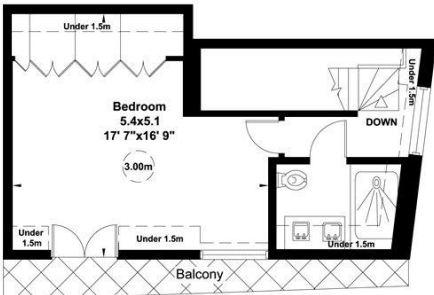
Cato Street, Marylebone, London, W1H  
Gross Internal Area 1888 sq ft, 175.4 m²

**Cato Street, W1H**  
Gross internal area (approx.)  
175 Sq m (1888 Sq ft) Including Under 1.5m  
170 Sq m (1833 Sq ft) Excluding Under 1.5m  
For identification only, Not to Scale

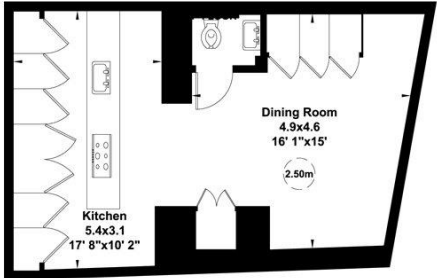
Floor Plan by **capital group** 020 8671 7722



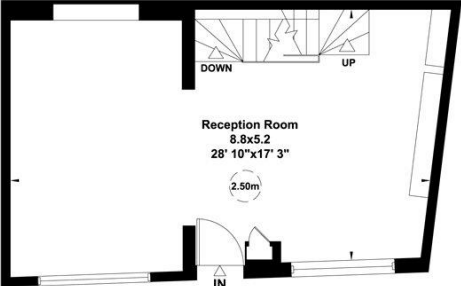
First Floor



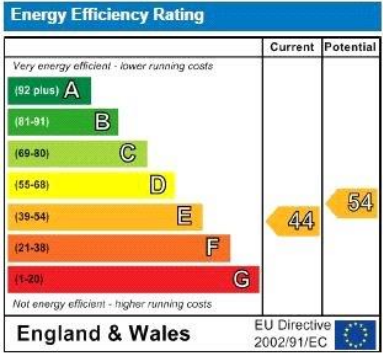
Second Floor



Lower Ground Floor



Ground Floor



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