



# SHERLOCK MEWS

BAKER STREET, W1U



# PROPERTY DETAILS

<b>Guide Price</b> £3,950,000	<b>Square Footage</b> 2,118 Sq Ft	<b>Ground Rent</b> TBC
<b>EPC Rating</b> C	<b>Council Tax Band</b> TBC	<b>Service Charge</b> TBC
<b>Tenure</b> Leasehold (998 years, 5 months)		

# DESCRIPTION

A rare three-bedroom mews house located in the heart of the popular Marylebone Village.

Having undergone an extensive refurbishment, this unique home affords over 2100 sq ft of split level luxury living space. The property benefits from a large open-plan living space, the true heart of the home, which flows into a bespoke open-plan kitchen and dining area, perfect for dining and entertainment.

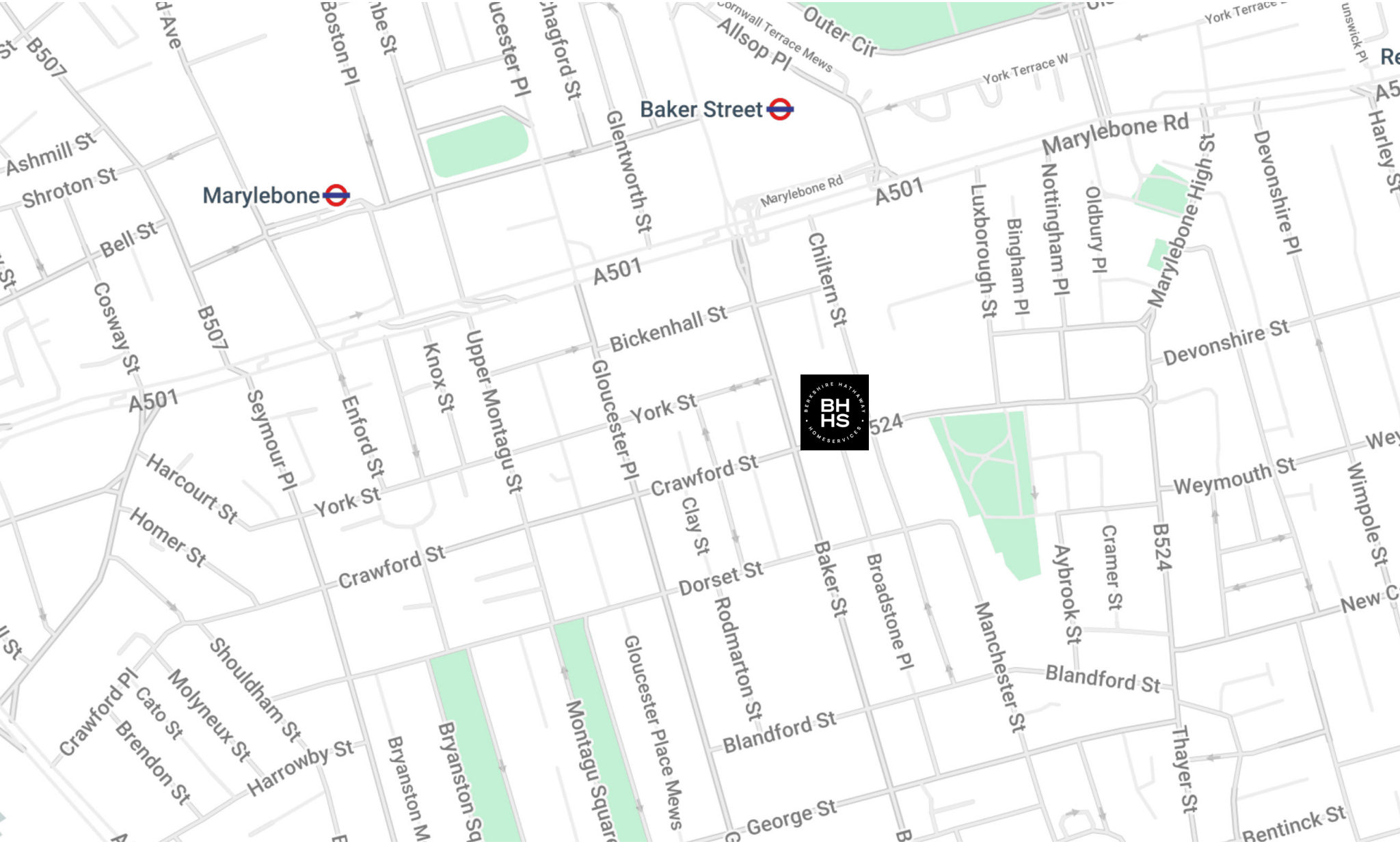
Every detail has been considered in this property, from the beautiful flooring to the thoughtfully designed bespoke lighting. A WC completes this level. Upstairs, you will find three well-sized bedrooms. The primary bedroom features an en suite bathroom. There are two further large double bedrooms, both of which also have their own en suite bathrooms, ensuring each occupant has their own private suite.

The home also benefits from a garage on the ground level, with enough space for a car or storage.

The property is situated within a peaceful mews, conveniently located within walking distance of Baker Street Underground Station (Jubilee, Circle, Bakerloo, Hammersmith & City, and Metropolitan lines). There are a multitude of shops nearby, with Marylebone High Street on the doorstep and Oxford Street close by. The open expanses of Regent's Park can also be found a stones throw away.

# FEATURES

Three Bedrooms
One Reception Room
Two Bathrooms

















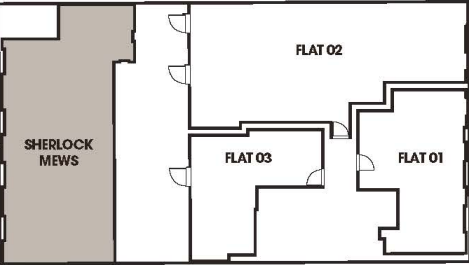
# FLOOR PLANS

LEGEND

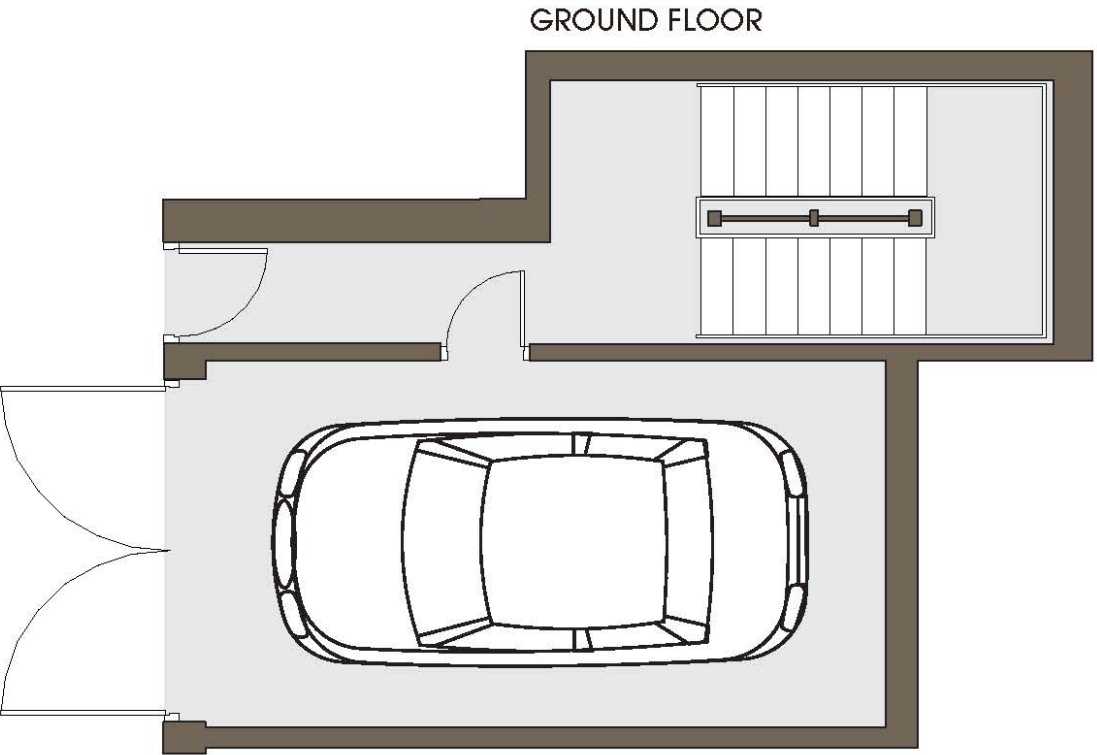
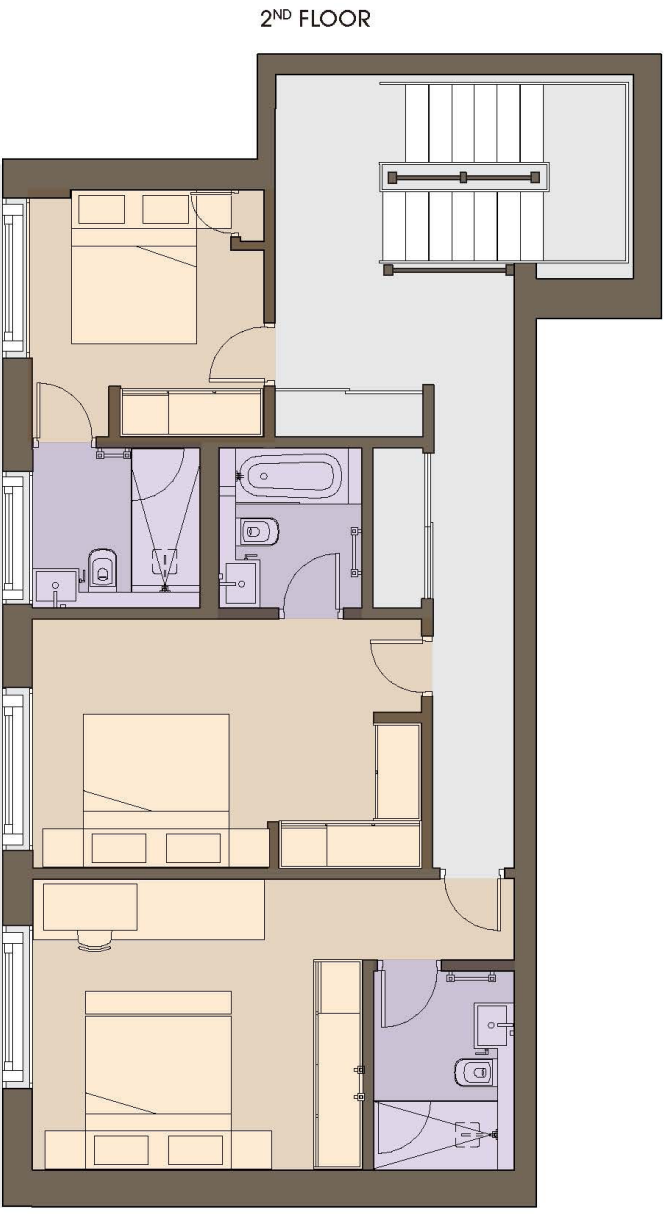
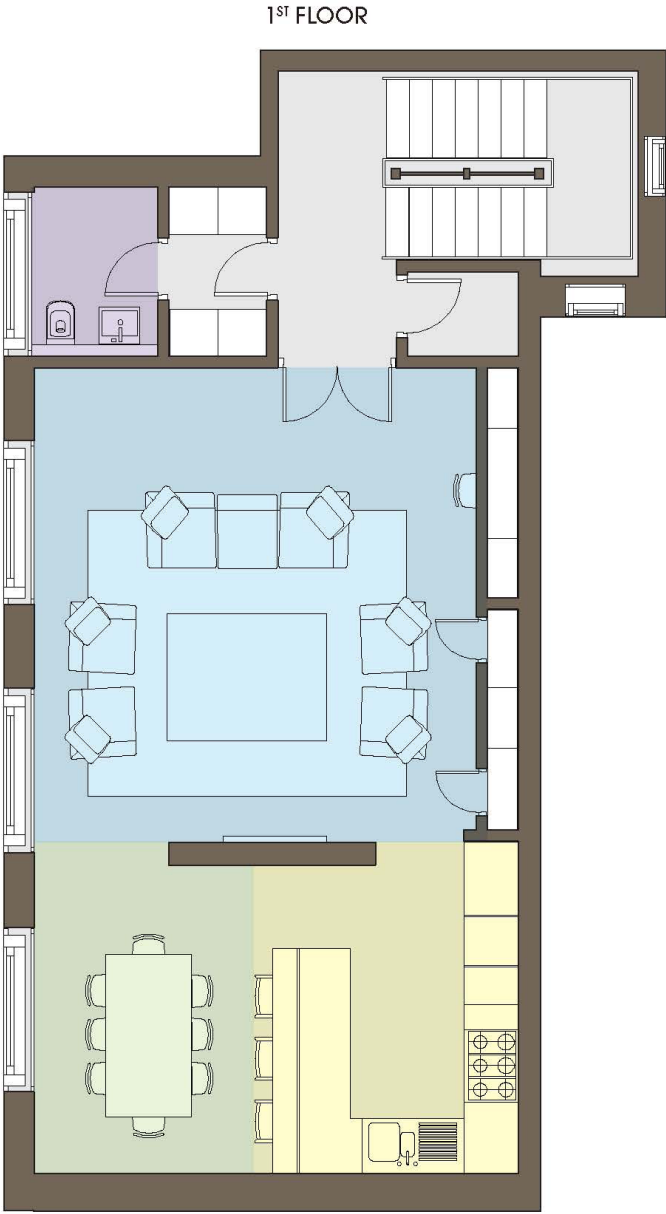
- Kitchen
- Dining
- Living
- Bedrooms
- Bathrooms



Indicative only



Ground Floor	34.56 sq.m.	372 sq.ft.
1st Floor	80.92 sq.m.	871 sq.ft.
2nd Floor	81.29 sq.m.	875 sq.ft.
Total Area	196.77 sq.m.	2,118 sq.ft.



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