

# Clay Street Marylebone W1





A contemporary mews house set out over four floors and situated on a quiet street in the heart of Marylebone.

The home incorporates the latest in modern technology and comprises a principal bedroom with ensuite and terrace and two additional bedrooms, each with ensuite bathrooms. The open-plan living area sits on the first floor and features a Leicht designed kitchen with integrated Gaggenau, Miele and Siemens appliances and a balcony. Further benefits of the home include a garage, study, underfloor heating and air conditioning in the reception and bedrooms.

Clay Street is ideally located for the boutiques and restaurants of Marylebone High Street, the world-renowned shopping of Oxford Street and the green open spaces of nearby Regent's Park.



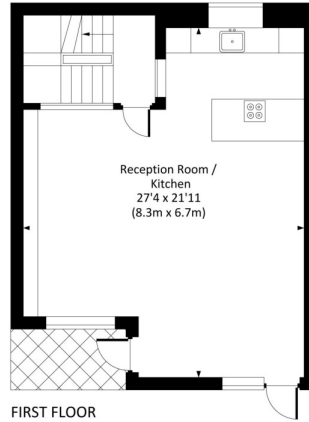
Tenure: Freehold  
Local Authority: City of Westminster



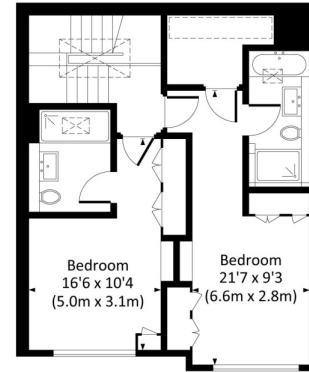


# CLAY STREET, MARYLEBONE, W1U


Approx. gross internal area  
2328 Sq Ft. / 216.4 Sq M.  
15 Sq Ft. / 1.4 Sq M. Reduced Headroom  
2343 Sq Ft. / 217.8 Sq M. Including Reduced Headroom

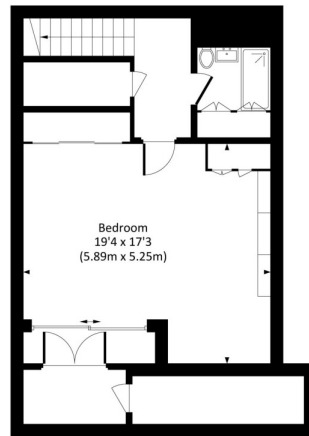


FIRST FLOOR

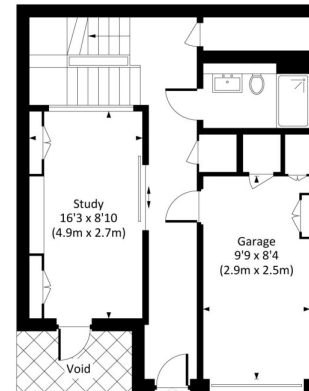


SECOND FLOOR

 = Reduced headroom below 1.5m / 5'0



LOWER GROUND FLOOR



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2021. Photographs and videos dated October 2021.

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