



Shouldham Street, London **W1H**



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An exceptional opportunity to purchase a beautiful, terraced house spreading across four floors in Marylebone.

This impressive home offers an abundance of accommodation and entertaining space and bursts with natural light. It showcases four bedrooms, two bathrooms, two reception rooms, a separate fully fitted kitchen and a dining room.

The property further benefits from a large, west-facing terrace on the ground floor.



Guide price: £2,100,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: G



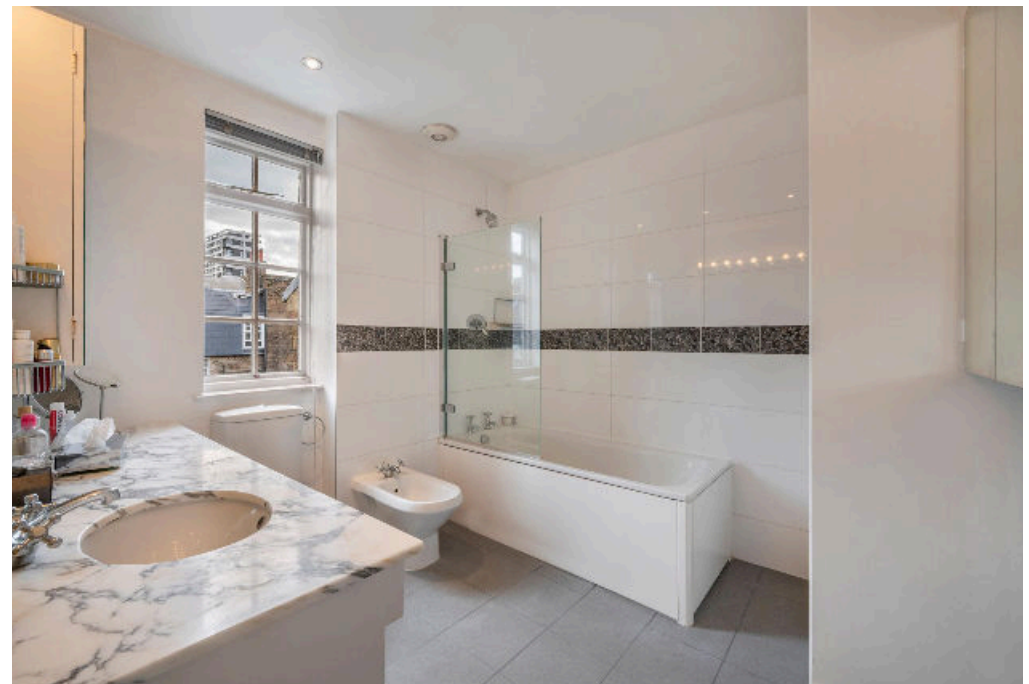




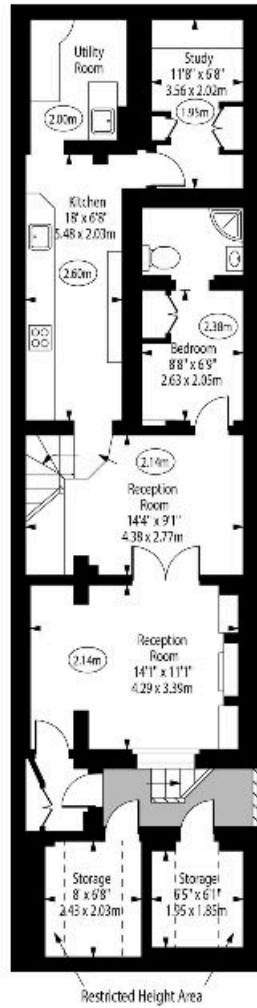
Location

Shouldham Street is ideally located for the plethora of shops and restaurants of Marylebone, and for the green open spaces of Hyde Park and Regent's Park.

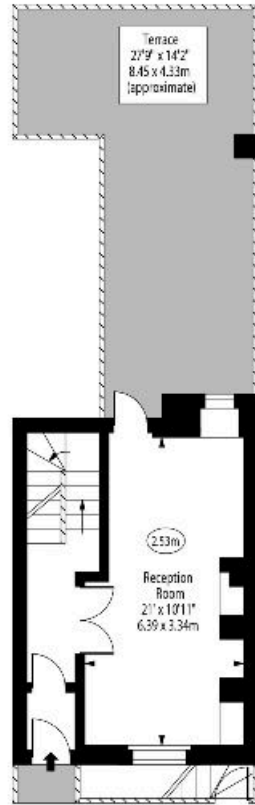
Excellent transport links from Edgware Road, Marylebone, Baker Street and Marble Arch stations.







Lower Ground Floor

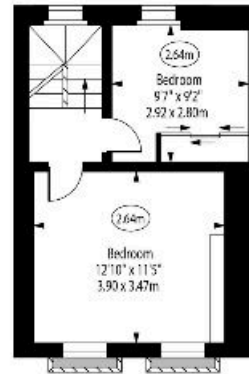


Ground Floor

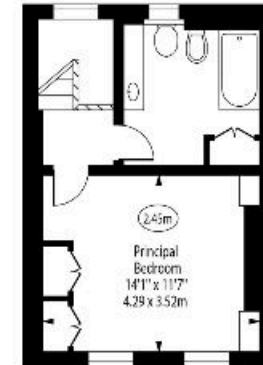
Approximate Gross Internal Floor Area 153 sq m / 1,650 sq ft

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.

○ - Ceiling Height



First Floor



Second Floor



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

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