

Clay Street, Marylebone W1U





Clay Street, Marylebone **WIU**

A stunning freehold house located on a quiet, street in the heart of Marylebone. This home has been recently renovated and finished to the highest standards. It showcases a large principal bedroom with built in wardrobes, en suite bathroom and access to the patio, and two additional bedrooms with en suite. The main reception room and open-plan kitchen/dining room are on the first floor, and there is a second reception room and guest WC on the ground floor. The property further benefits from a single garage.

The property benefits from New Homes Warranty - Premier Guarantee. For official documents, please reach out to our sales team.



Guide price: £3,495,000

Tenure: Available freehold

Local authority: City of Westminster

Council tax band: H









Location

Clay Street is ideally located for the lively boutique shops and restaurants of Marylebone High Street, Chiltern Street and Marylebone Village whilst being also close to the green open spaces of Regent's Park.

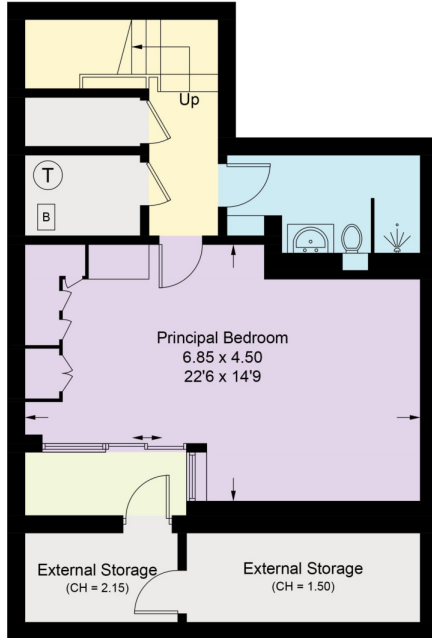
There are excellent transport links from the nearby Baker Street and Marylebone stations, making it easy to get around London.



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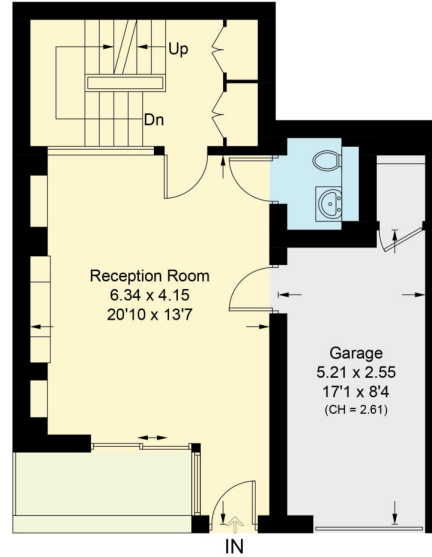
Approximate Gross Internal Floor Area 194.5 sq m / 2,093 sq ft
External Storage 10.7 sq m / 115 sq ft
Total 205.2 sq m / 2,208 sq ft

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.



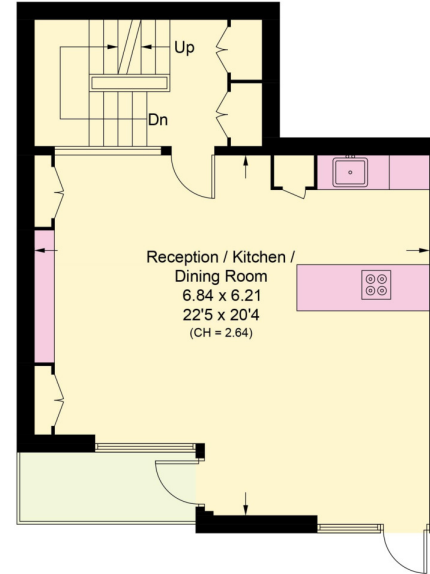
Lower Ground Floor

Approximate Area = 45.8 sq m / 493 sq ft



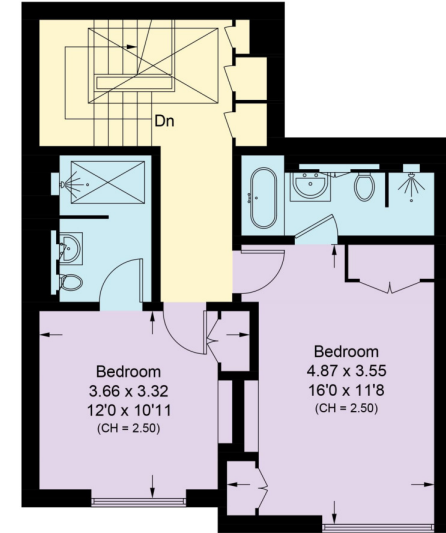
Ground Floor

Approximate Area = 49.0 sq m / 527 sq ft
 (Including Garage)



First Floor

Approximate Area = 48.5 sq m / 522 sq ft



Second Floor

Approximate Area = 51.2 sq m / 551 sq ft

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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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