



Sherlock Mews, Marylebone W1U

SIR PETER BLAKE



Sherlock Mews, Marylebone **WIU**

A beautifully presented freehold mews house with a roof terrace offering enviable views over Marylebone. This well appointed home comprises two spacious bedrooms, one with en suite bathroom, an additional family bathroom, a guest WC, a study, a kitchen/breakfast room and a bright, spacious reception room. The property further benefits from a study/ third bedroom, a single garage and a utility room.

Sherlock Mews is ideally located for the boutique shops and restaurants of Marylebone Village and the greenery of Regent's Park. Excellent nearby transport links from Baker Street and Marylebone stations make it easy to get around London.



Guide price: £2,695,000

Tenure: Available freehold

Local authority: City of Westminster


Council tax band: H

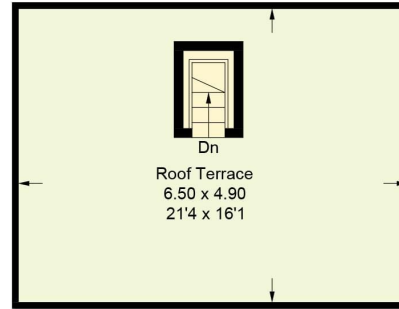


Sherlock Mews, W1U

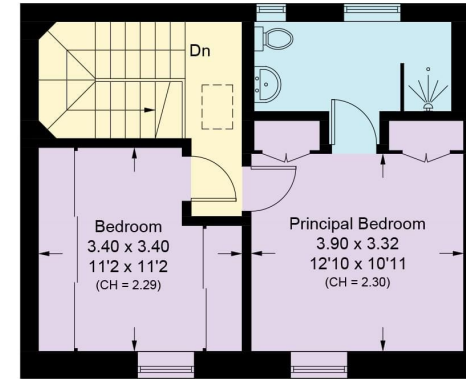
Approximate Gross Internal Floor Area
149.4 sq m / 1,608 sq ft (Including Garage)
Including Limited use Area 2.2 sq m / 23 sq ft

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.

 = Reduced headroom below 1.5m / 5'0"

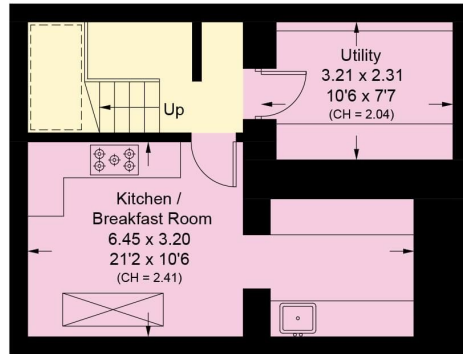


Third Floor



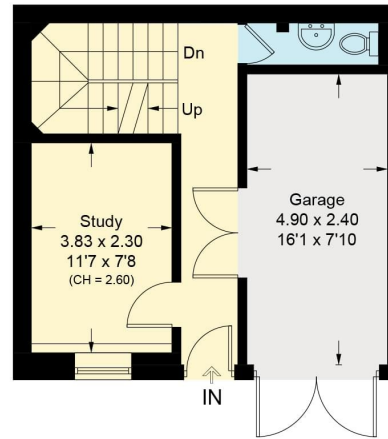
Second Floor

Approximate Area = 39.0 sq m / 420 sq ft



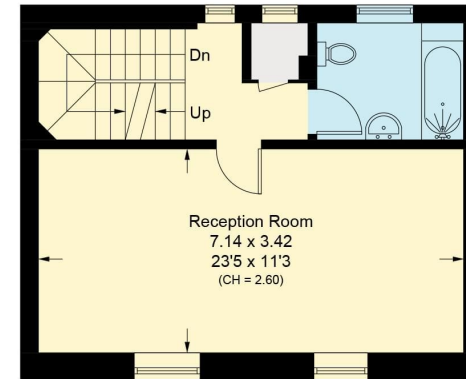
Lower Ground Floor

Approximate Area = 37.3 sq m / 401 sq ft
 Including Limited Use Area (1.7 sq m / 18 sq ft)



Ground Floor

Approximate Area = 33.6 sq m / 362 sq ft



First Floor

Approximate Area = 39.5 sq m / 425 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)



Knight Frank
Marylebone
 Unit 49
 55 Baker Street
 London W1U 8EW
knightfrank.co.uk

I would be delighted to tell you more
Daniel Sugarman
 +44 20 7861 1224
daniel.sugarman@knightfrank.com



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.
 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 that 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 August 2024. Photographs and videos dated August 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.