



Woodstock Mews, Marylebone

London, W1

£3,950,000

SOMMERVILLE FLURY

Woodstock Mews

Marylebone, London W1

A beautiful mews house tucked away in one of London's prime locations in the heart of Marylebone Village. This pretty home is currently laid out over three floors, benefitting from an internal garage and large cellar.

On the ground floor there is an open plan kitchen/dining area with guest WC, and an internal garage. Upstairs, occupying all of the first floor is a wonderful reception room, flooded with natural light, which features a fabulous contemporary fire place and wood flooring. On the top floor there are two substantial bedrooms and two bathrooms (both en suite).

There is potential to build a roof garden and excavating the basement to create a further bedroom and bathroom (the current owner has architects drawings and CGI images).

This is a fabulous opportunity to acquire either a home or pied-a-terre in one of the London's finest locations.

Tenure: Leasehold (914 years remaining)

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Location:

Woodstock House is in a pretty cobbled mews off Westmoreland Street.

Superbly located within the heart of Marylebone Village, just moments from the fashionable boutiques, restaurants and bars on Marylebone High Street, together with the greenery of Regent's Park.

Transport links are excellent at Bond Street (0.4 miles), Oxford Street (0.6 miles), Baker Street (0.6 miles) and Regent's Park (0.5 miles) underground stations. There is easy access to the West and Heathrow via the A40.



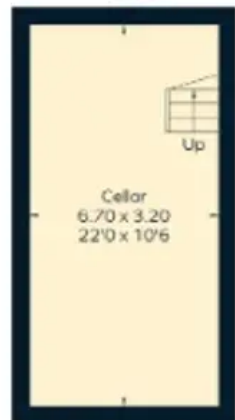
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Approximate Area = 150.6 sq m / 1621 sq ft

Cellar = 21.6 sq m / 233 sq ft

Total = 172.2 sq m / 1854 sq ft

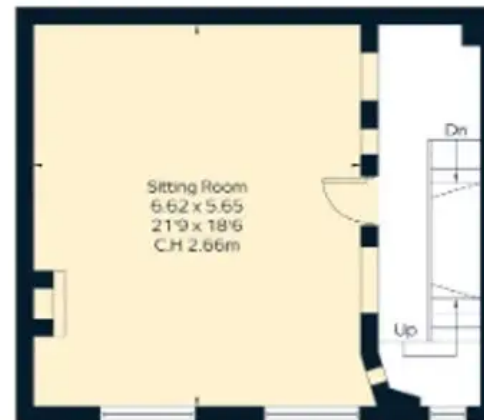
 = Reduced head height below 1.5m



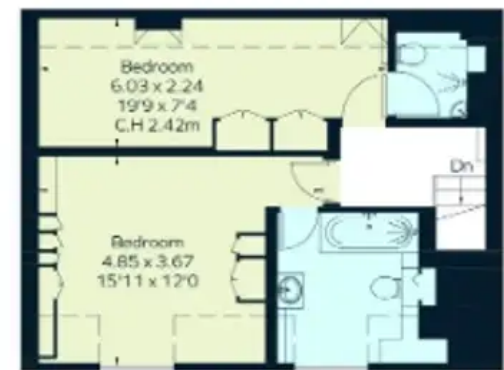
Cellar



Ground Floor



First Floor



Second Floor

SOMMERVILLE FLURY

+44(0)20 3479 5314

21 Ellis Street, Knightsbridge, London SW1X 9AL

info@sommervilleflury.com

www.sommervilleflury.com