



NEW CAVENDISH
STREET



MARYLEBONE W1



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TWO MAGNIFICENT LATERAL THREE BEDROOM APARTMENTS IN THE HEART OF MARYLEBONE VILLAGE.

Final Phase of this bespoke development, both apartments are approximately 1,850 sq ft and are situated on the first and second floor of this refurbished Portland Stone corner building. The apartments have been comprehensively finished to the most discerning of standards by Epsilon, the highly regarded residential developers, with well-appointed luxurious interiors, combined with the amenities of high level technical features.







ACCOMMODATION

- 23 ft double aspect reception room with open plan bespoke marble kitchen
- 3 double bedrooms, all with ensuite bathrooms
- Guest cloakroom
- Utility room

AMENITIES

- Comfort cooling
- Underfloor heating
- Concierge
- Passenger lift
- Video entry phone

N.B. Contents of the fully furnished apartment may be purchased under separate negotiation.





APARTMENTS

GENERAL

- Bespoke bronzed door furniture
- Full height European oak veneered internal doors
- Bespoke European oak panelling and polished plaster feature wall
- Video door entry system
- Intruder alarm
- Lutron lighting and blind / curtain control

LIVING/DINING ROOM

- Dual aspect corner room with separate kitchen area
- Bespoke European oak herringbone parquet flooring
- Inset ceiling speakers
- A.V. enabled

KITCHEN

- Poggenpohl Segmento matt lacquered kitchens
- Italian marble worktops and island surrounds
- Gaggenau appliances – oven and combi oven, induction hob, dishwasher, fridge freezer and wine cooler
- Quooker hot water tap
- Filtered drinking water

MASTER BEDROOM

- Walk-in dressing area with bespoke European oak veneer faced built-in wardrobes and shelving
- High quality fitted carpets

MASTER BATHROOM

- Vein matched Italian marble slabs to walls and floors
- Book matched marble walls to walk-in showers
- Vola fittings

- Electric underfloor heating
- Aquavision TV

SECONDARY BEDROOMS

- Built-in bespoke European oak veneer faced built-in wardrobes and shelving
- High quality fitted carpets

SECONDARY BATHROOMS

- Stone slab and tiles to walls and floors
- Book matched stone slab feature wall to walk-in showers
- Vola fittings
- Electric underfloor heating

UTILITY ROOM

- Miele washing machine and tumble dryer

GUEST CLOAKROOM

- Book matched stone slabs
- Vola fittings

HEATING & COOLING

- Wet underfloor heating (apart from bathrooms)
- VRF heating and cooling systems to all principal rooms
- Electric underfloor heating to bathrooms







HIGH QUALITY BESPOKE SPECIFICATION

- Refurbished brick and Portland stone façade
- New double glazed timber sash windows
- Natural stone flooring in communal reception



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M A R Y L E B O N E W 1

APARTMENT 1

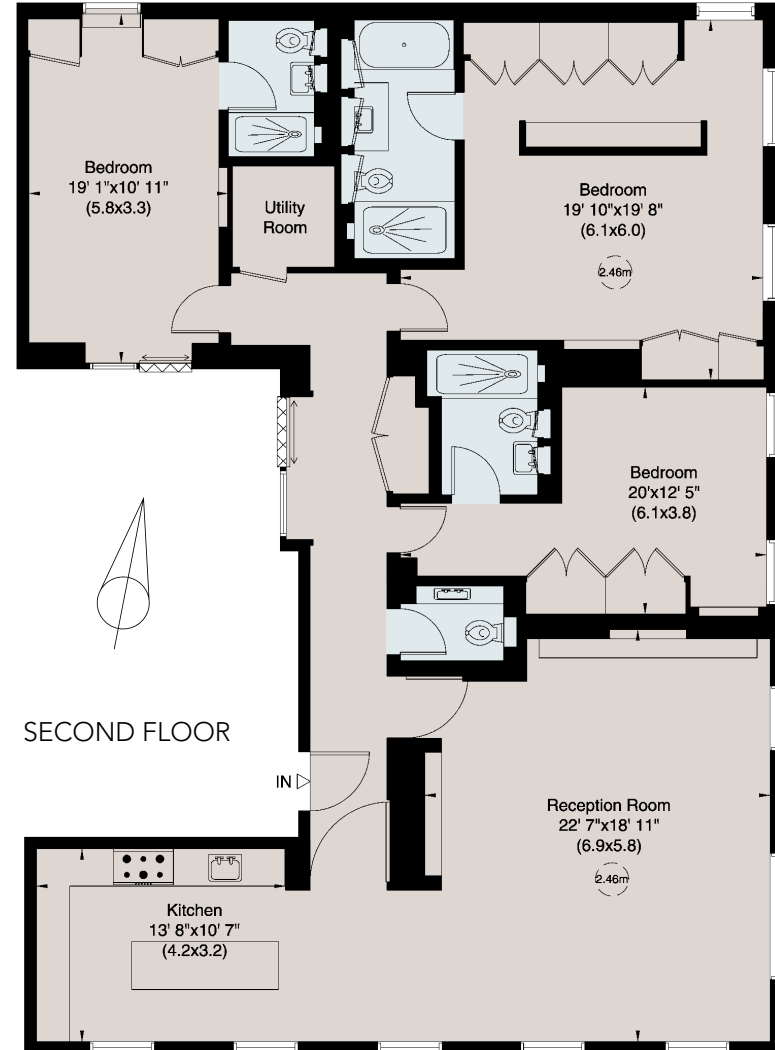
APPROXIMATE GROSS INTERNAL AREA
171 Sq M (1,839 Sq Ft)

APARTMENT 2

APPROXIMATE GROSS INTERNAL AREA
172 Sq M (1,849 Sq Ft)

TERMS

TENURE Leasehold, approx. 922 years
SERVICE CHARGE Approx. £12,000 p.a. (23.3% of outgoings)
GROUND RENT £160 p.a.
PRICE £4,600,000 STC



A DEVELOPMENT BY



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