

WEYMOUTH MEWS

MARYLEBONE W1



WEYMOUTH MEWS

MARYLEBONE W1

A TRULY EXCEPTIONAL FAMILY HOME
LOCATED IN A QUIET COBBLED MEWS IN
THE HEART OF MARYLEBONE VILLAGE.

This impressive mews house has been the subject of an extensive refurbishment of both the exterior and interior. Combining original coach house architecture with more contemporary design, this sizeable house provides the ultimate in luxury living and state of the art innovation. Set over three floors, it accommodates three double bedroom suites with two substantial reception areas and further benefits from a stunning 30ft terrace and an integral garage.



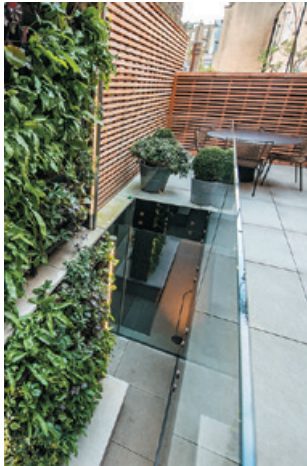
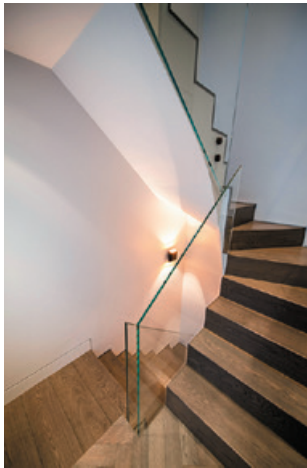


ACCOMMODATION

- Master bedroom suite
- 2 further bedroom suites
- Principal open plan living and entertaining space with bespoke fitted kitchen
- 2nd reception room/ family room
- Utility room
- Guest cloakroom
- Loft storage
- Integral garage
- Terrace
- Patio







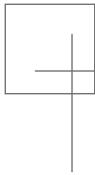
SPECIFICATIONS INCLUDE

- Underfloor heating
throughout entire house
- VRF heating and
cooling system
- Lutron lighting
- AV system throughout
including Sonos and
Apple TV with inset
ceiling speakers
- Bespoke fitted kitchen
- Miele and Siemens
kitchen appliances
- Italian marble worktop
and surrounds
- Natural stone flooring
- Fitted bespoke joinery
throughout
- Floor to ceiling sliding
glass terrace doors
- Parquet wood flooring
to reception room
- Bespoke fitted dressing
room to master bedroom
- Fitted wardrobes in
remaining bedrooms
- Italian marble slabs
to bathrooms
- Aquavision TV
- Video entry system
- 10 year defects
insurance from BLP





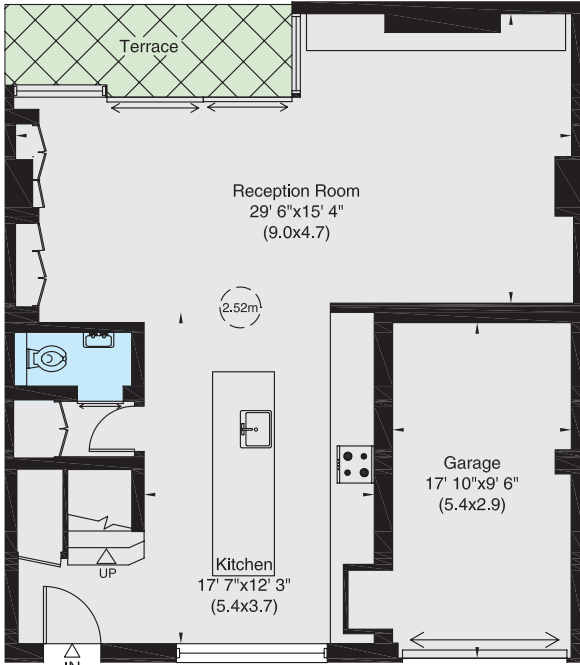




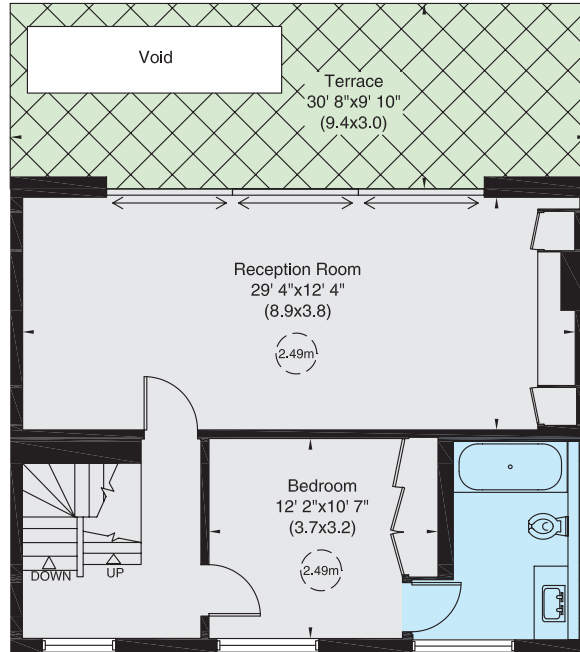
GROSS INTERNAL AREA (APPROX.)

239 SQ M / 2,568 SQ FT (INCLUDING LOFT)

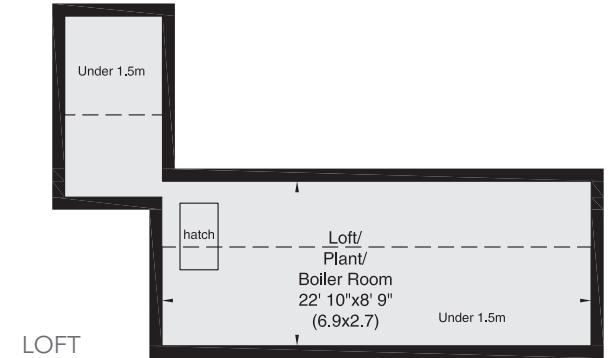
215 SQ M / 2,318 SQ FT (EXCLUDING LOFT)



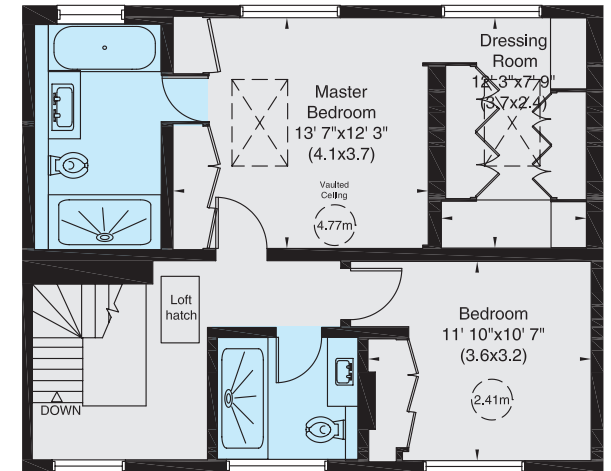
GROUND FLOOR



FIRST FLOOR



LOFT



SECOND FLOOR

A DEVELOPMENT BY



020 7664 8560

5th Floor, 95 Wigmore Street
London W1U 1DL

www.epsilonrep.com

LONG LEASEHOLD, EXPIRING 2937

LOCAL AUTHORITY: CITY OF WESTMINSTER



IMPORTANT NOTICE

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Particulars dated: February 2015. Photographs dated: February 2015.

INTERIOR DESIGN BY



020 7152 6038

214-215 Harbour Yard
Chelsea Harbour, London SW10 0XD

caballero.uk.com

A DEVELOPMENT BY



020 7664 8560

5th Floor, 95 Wigmore Street
London W1U 1DL

www.epsilonrep.com

JOINT SOLE SELLING AGENTS



020 3435 6440

55 Baker Street
London W1U 8EW

www.knightfrank.co.uk

DRUCE

ESTABLISHED 1822

020 7935 6535

61 Weymouth Street
London W1G 8NR

www.druce.com