



## Dukes Mews, London, W1U

This beautifully presented three-bedroom house is set within a secure gated mews with CCTV, in the heart of Marylebone. Designed with modern living in mind, the property spans four floors and is in excellent condition throughout.

The lower ground floor features a bright open-plan kitchen and dining room with direct access to a secluded patio garden.

The ground floor and entrance level, features in inviting entrance, with guest WC, a large closet for outdoor wear and a spacious reception room, overlooking the communal garden area.

On the first floor you'll find the impressive main bedroom, which has extensive built-in storage and boasts a luxurious four piece en-suite.

The second and top floor hosts two further well-proportioned bedrooms and the properties second bathroom.

Additional benefits include secure underground parking for two cars, accessed via a car lift.

Dukes Mews enjoys an enviable position just off Manchester Square, moments from the fashionable streets of Marylebone. The boutiques, cafés, and restaurants of Marylebone High Street and Chiltern Street are right on the doorstep. Oxford Street's world-class shopping moments away. Excellent transport connections include Bond Street station (Central and Jubilee lines, Zone 1) and multiple bus routes along Oxford Street, while Hyde Park and Regent's Park provide beautiful green spaces within easy reach.

This home is offered unfurnished and available for a June move in.

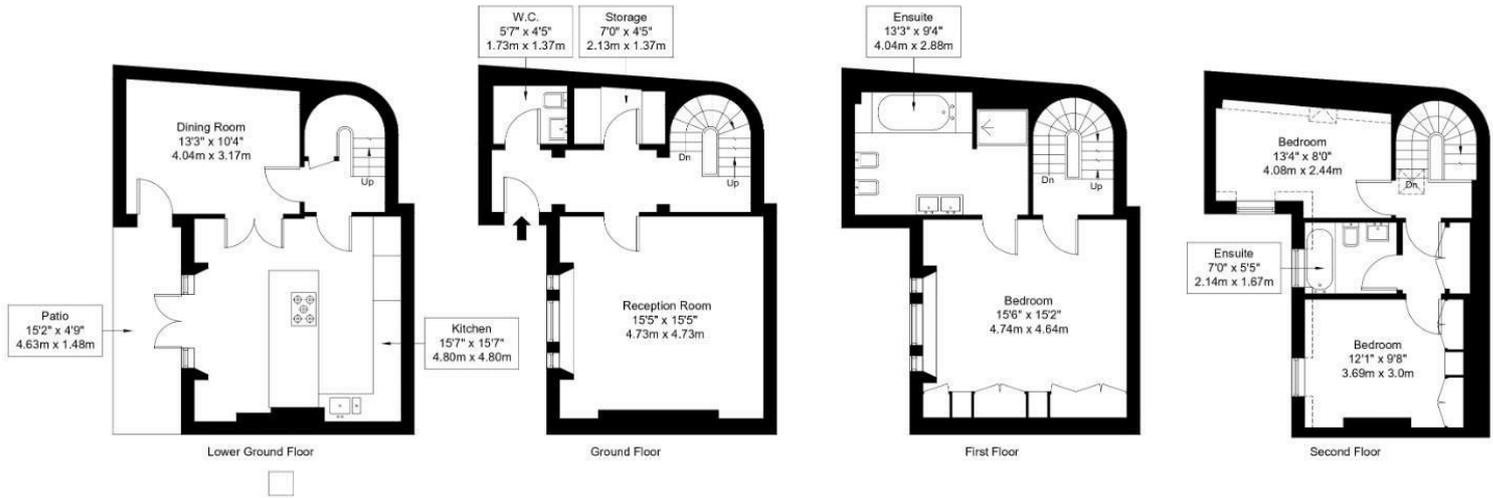
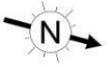
- Three bedroom home
- Private gated mews
- Secure underground parking
- Stunning communal entrance
- Large reception room
- Four piece bathroom suite

**£8,000 Per month**

# Dukes Mews, W1U 3ET

Approx Gross Internal Area = 151.75 sq m / 1633 sq ft  
 Restricted Head Height = 1.76 sq m / 19 sq ft  
 Total = 153.51 sq m / 1652 sq ft

 = Reduced Headroom Below 1.5m / 5'0"



Ref :

Copyright **BLEU PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	85
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

