



**SITUATION**

Located in the heart of Marylebone Village in an attractive Central London mews entered from Marylebone Lane and being very close to Marylebone High Street. Bond Street and Oxford Circus Underground Stations are within easy walking distance.

**PROPERTY**

A terraced building comprising an **Unmodernised 3 Storey Mews House** with the living accommodation on the first and second floors and a **Double Garage** on the ground floor. There is a separate front door entrance from the rear mews with an address of 17a Cross Keys Close.

**ACCOMMODATION (GIA Approx 1,000 sq ft)**

- Ground Floor** – Double Garage
- First Floor** – Kitchen, Lounge, WC
- Second Floor** – Bedroom 1, Bedroom 2, Bathroom

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note 1: There is a potential development opportunity for an additional floor, subject to obtaining the necessary consents.**

# Vacant Unmodernised Mews House with Double Garage

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**



**Note 2: The adjacent property, No. 6 Bulstrode Place, sold in July 2009 for £1,500,000.**

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts