





“ We have a classic cars so having the use of a private garage is a real rarity in the middle of Marylebone, we own the garage on a second lease and it is available under a separate negotiation. ”

When we started looking for a city pad, we initially had a vision of an apartment. We viewed several on Montagu and Bryanston Square and a Penthouse on Hinde Street, but they were all too small and we could not get our head around living on top of or below other people.

We did not think we would be able to find a Mews house within our budget but were told about Dunstable Mews as an off market opportunity and immediately made an appointment to view.

What initially stood out is how quiet it is, considering you are right next to all the action on Marylebone High Street. We enjoy entertaining so having open plan living space on the ground floor is perfect, and as the bedrooms are on the second floor, there is great privacy.

The principal bedroom has an amazing walk in wardrobe which leads to the en-suite bathroom, and the second bedroom uses the family bathroom.

After a long day at work we really enjoy sitting back and relaxing in our upstairs lounge, its really comfortable and also has a lovely Victorian open fire. The space is really versatile and more recently we have used it as a home office.

We have a classic car so having the use of a private garage is a real rarity in the middle of Marylebone. The garage is owned on a second lease and is available under a separate negotiation.

Being in the heart of Marylebone Village is fantastic we could not imagine living anywhere else in town, as everything is within walking distance.

We always grab a coffee from Arro Coffee on the corner of Paddington Street and Chiltern Street, they have delicious pastries too.

Marylebone Lane was pedestrianized a few years ago and it has created a vibrant spot that somehow stayed busy during lock down, we recommend The Ivy Café, which is great for a business lunch or evening meal. Or 108 Marylebone Lane for cocktails and then dinner.

If you are in to your fitness there is plenty of choice in Marylebone, Third Space stands out as the best gym or if like me you prefer the open air, I recommend joining the avid cyclists around the outer circle or Regents Park, it can get quite competitive so bring your spandex.

Commuting is easy as you have Bond Street, Baker Street, Oxford Circus and Great Portland Street Tube Stations all within 5 minutes' walk.

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Dunstable Mews

W1G

£2,250,000

LEASE - 118 YEARS APPROX
COUNCIL TAX - BAND G
EPC RATING - D

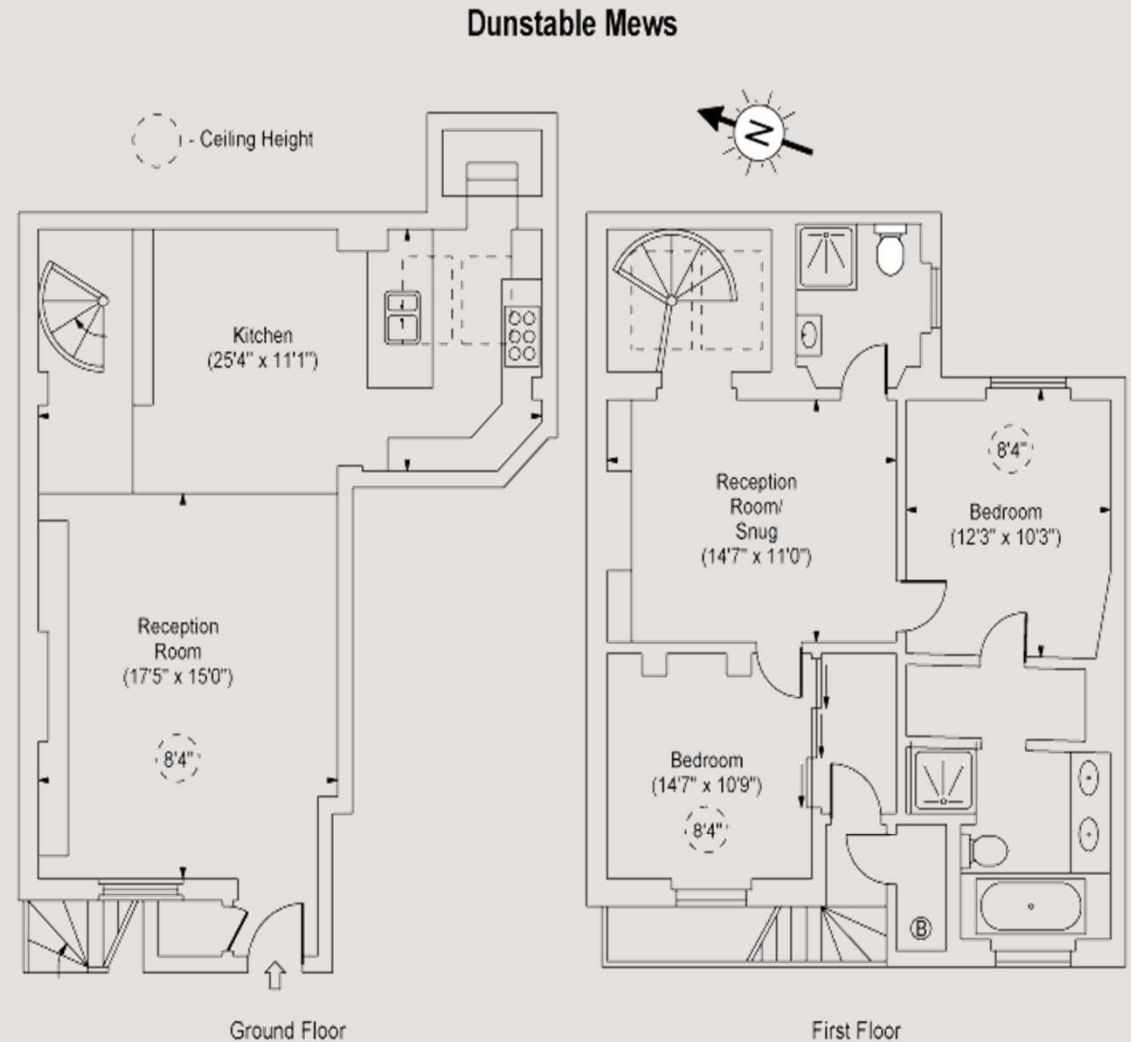
- Heart of Marylebone Village
- Two Bedrooms
- Two Bathrooms
- No Onward Chain
- No Service Charge. Insurance premium payable to the freeholder Approx £1,800pa
- Close to Regents Park
- Garage Available Under Separate Negotiation For £100,000

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of Home



Approx Gross Internal Area **1275 Sq Ft - 118.45 Sq M**

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.
Measured in accordance with the RICS codes of measuring practice. Not To Scale