



**DEVONSHIRE PLACE, MARYLEBONE, W1G**  
**£7,250,000**

**Carter Jonas**



# DEVONSHIRE PLACE, MARYLEBONE, W1G

## AMENITIES

- 4 bedrooms
- 4 bathrooms
- 3 Reception Rooms
- Roof Terrace & Courtyard
- Period Features
- Contemporary Design
- Long Leasehold
- Close to Marylebone High Street

Positioned on the north end of Devonshire Place this amazing duplex offers some 3570 sq. ft of light-filled contemporary accommodation built around a central courtyard.

On the ground floor are two elegant reception rooms with traditional high ceilings incorporating a cleverly designed kitchen and dining room plus in the rear portion a further reception room leading out to a private, green terrace.

The stairs leading to the bedroom level are encased in glass offering staggering volume and intelligent design to maximise sunlight. On this level there are four double bedrooms, all with impressive ensuite bath/shower rooms.

This flat combine stunning modern design and specification with beautiful features befitting the period and must be viewed to appreciate the level detail and design that has gone into creating one of the finest homes in Marylebone.

**TENURE** Leasehold

**LOCAL AUTHORITY**

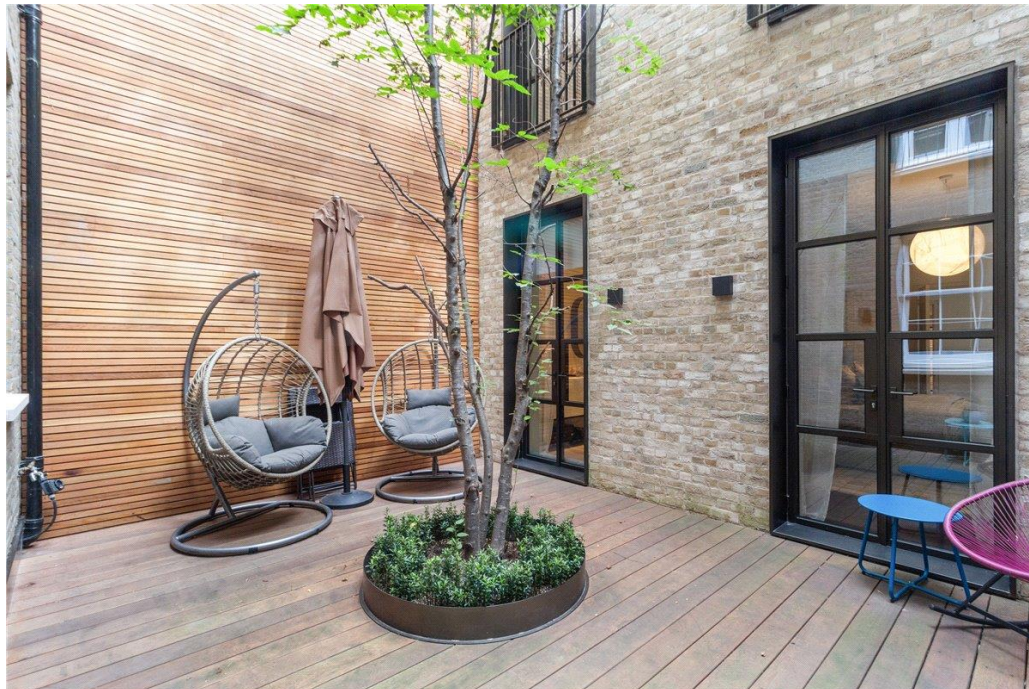
**EPC BAND** D

**COUNCIL TAX BAND** H

**AN INCREDIBLE ARCHITECT-DESIGNED MARYLEBONE HOME WITH AN UNUSUALLY LARGE AMOUNT OF OUTSIDE SPACE AND OFFERING FABULOUS LIGHT AND VOLUME THROUGHOUT.**



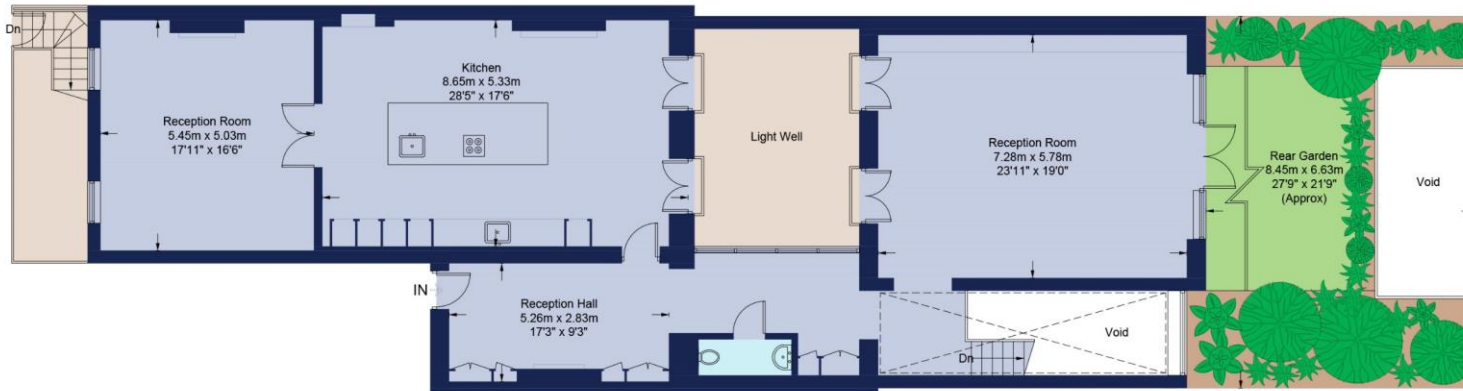




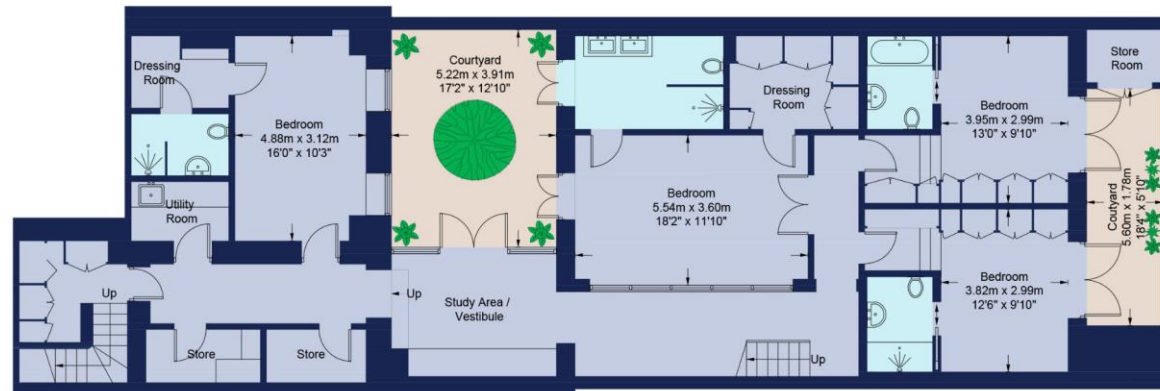


# Devonshire Place, W1G

Approximate Gross Internal Area = 318.4 sq m / 3427 sq ft  
(Excluding Courtyards / Light Well / External Store Room / Void)



Ground Floor



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Certified  
Property  
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1002557)

**BEAUCHAMP  
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Classification L2 - Business Data