



**CLAY STREET, LONDON, W1U**  
£3,750,000

**Carter Jonas**



## CLAY STREET, LONDON, W1U

**A CONTEMPORARY FOUR-BEDROOM, FOUR-BATHROOM MEWS HOUSE LOCATED MOMENTS AWAY FROM MARYLEBONE HIGH STREET.**

This mews house comprises laid out over four floors of luxurious living space with the main open plan kitchen reception room on the first floor with balcony. The large principal suite features built in wardrobes, walk in shoe storage, ensuite bathroom and terrace. A further two bedrooms both with ensuite bathrooms and built in wardrobes. This home further benefits from an integral garage with electric charging port, study/fourth bedroom, guest WC/Shower room, underfloor heating and air conditioning in all reception spaces and bedrooms.

Clay Street is situated moments away from Marylebone High Street with its boutique shops, restaurants and open green spaces of Regents Park. For transport the closest tube station is Baker Street (Bakerloo, Circle, Hammersmith & City, Jubilee, Metropolitan lines) approx. 0.3 miles away.

### AMENITIES

- **Garage**
- **Terrace**
- **Under Floor Heating**
- **Air Conditioning**

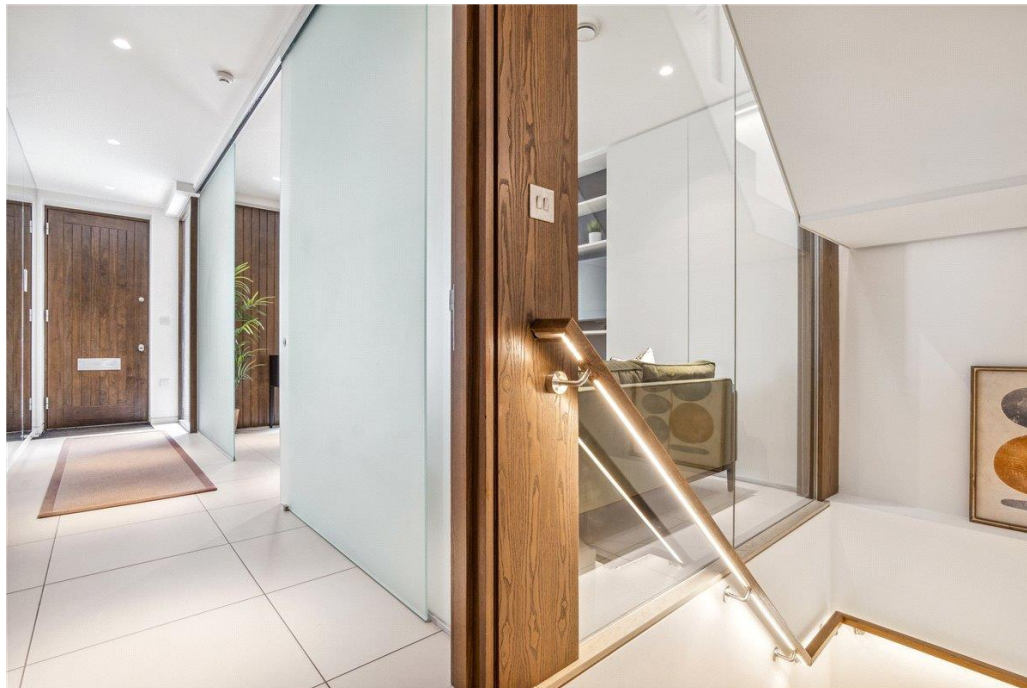


**TENURE** Freehold

**LOCAL AUTHORITY** Westminster

**EPC BAND** B





Classification L2 - Business Data



## 5 Clay Street W1

Gross internal area (approx)

207.72 sq m (2,236 sq ft)

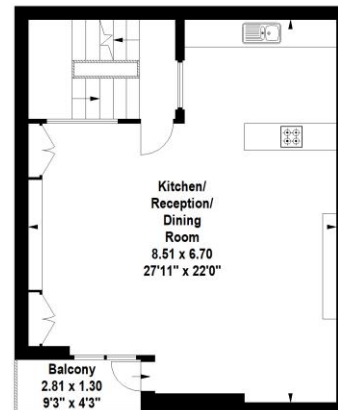
(Including Garage)

Garage

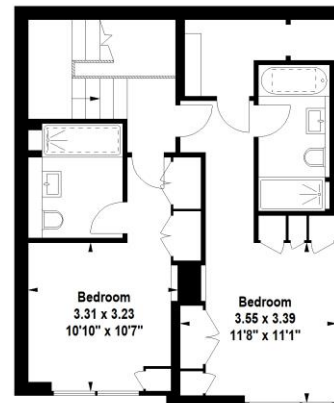
14.68 sq m (158 sq ft)

**For Identification purposes Only. Not To Scale.**

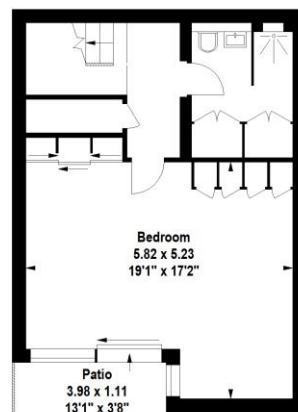
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice.



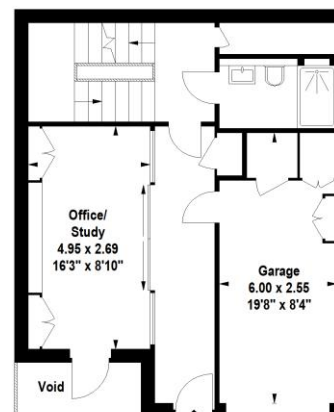
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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