



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)

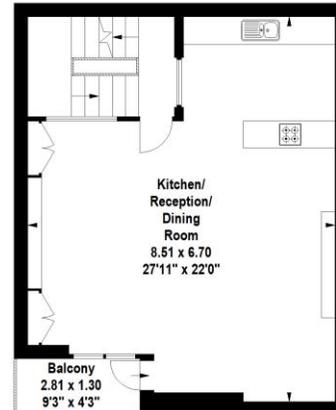
Garage

14.68 sq m (158 sq ft)

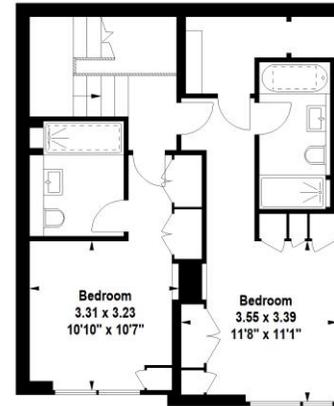
For identification purposes only. Not To Scale.

All Calculations include Any/All Areas Under 1.5m Head Height.

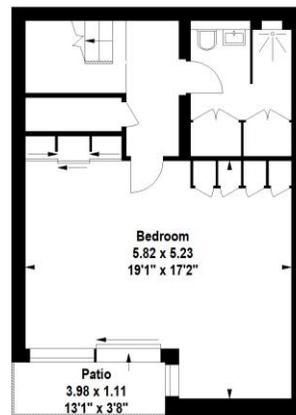
* As Defined by RICS - Code of Measuring Practice.



First Floor



Second Floor



Lower Ground Floor



Ground Floor

Mayfair 020 7493 0676

mayfair@carterjonas.co.uk

18 Davies Street, Mayfair, London, W1K 3DS

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data