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16

DEVONSHIRE  
PLACE W1

MARYLEBONE

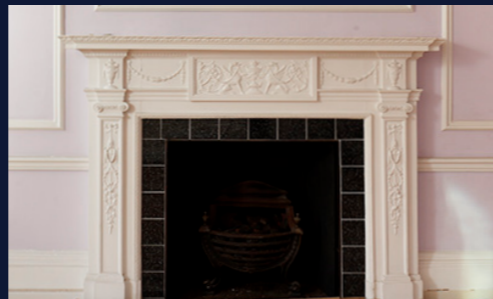
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## 16 DEVONSHIRE PLACE, MARYLEBONE W1

Prominently situated in the heart of Marylebone Village, a short walk from both Regent's Park and Hyde Park, 16 Devonshire Place provides enormous potential for luxury residential living in close proximity to some of London's best loved and most important landmarks. A late 18th century townhouse, and one of the widest houses on the road, this striking Grade II listed building was constructed between 1787 and 1793 and is located within The Harley Street Conservation Area.

Heavily influenced by the classical symmetry which was in high fashion during the Georgian period, the building comprises three-bays and five floors over a basement. Behind an elegant white stucco façade and with its cast iron railings, high ceilings, large windows, wood floors, open fire places and ornate cornices the property boasts many of the delightful features so prominent in the Georgian style as well as several features of latter creation.





16  
DEVONSHIRE  
PLACE W1

REGENT'S PARK

NATWEST  
TOWER

BT TOWER

TOWER  
BRIDGE

THE SHARD

THE  
LONDON  
EYE

HOUSES  
OF  
PARLIAMENT

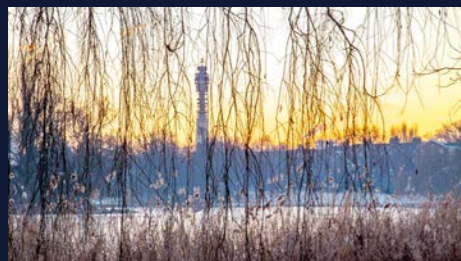
HYDE PARK

# LOCATION

Marylebone, with its leafy streets and village like atmosphere, synergises seamlessly with the hustle, bustle and excitement of central London life providing a delightful suburban feel in the heart of the Capital. Marylebone High Street's independent boutique shops and elegant cafés and bars are surrounded by the vibrancy of Oxford Street and Regent's Street and within a short walk of the exclusive haute-couture of Old Bond Street and South Molton Street.



## “THE QUINTESSENTIAL URBAN VILLAGE”



### TO EAT

- 1 The Ivy Café
- 2 Le Relais de Venise
- 3 Comptoir Libanaise
- 4 Locanda Locatelli
- 5 Pachamama
- 6 The Chiltern Firehouse

### TO STROLL

(WALKING DISTANCE FROM PROPERTY)

- Marylebone High Street – 2 MINUTES
- Regent's Park – 4 MINUTES
- Bond Street – 13 MINUTES
- Oxford Circus – 15 MINUTES
- Berkeley Square – 22 MINUTES
- Hyde Park – 23 MINUTES

### TRAVEL\*

\*FROM REGENT'S PARK STATION, A 5 MINUTE WALK FROM THE PROPERTY.

Bond Street – 8 MINUTES

— Jubilee Line CrossRail (2018)

King's Cross St. Pancras – 11 MINUTES

Circle Northern Piccadilly Victoria  
 Hammersmith Metropolitan  
 National Rail Eurostar

Chancery Lane – 11 MINUTES

Central

Moorgate – 20 MINUTES

Northern Hammersmith Metropolitan  
 Circle National Rail

Canary Wharf – 22 MINUTES

— Jubilee DLR

## THE HOUSE

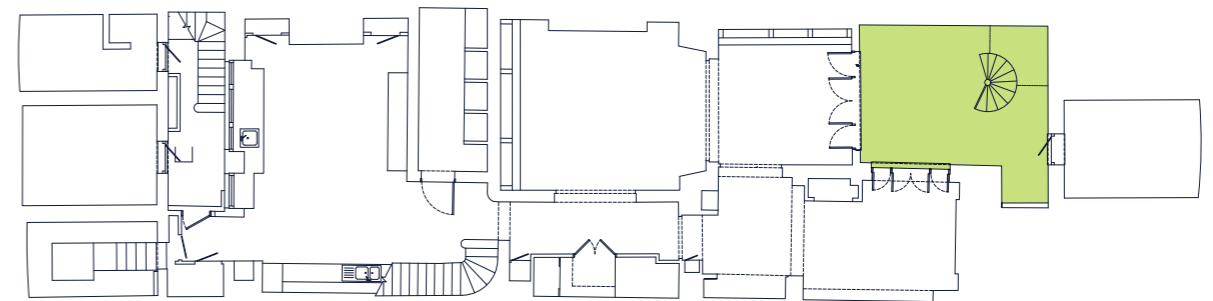
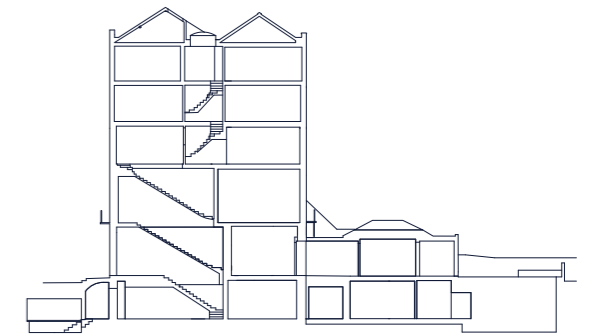
The Freehold of this typical late Georgian townhouse is ready to be refurbished and returned to its original glory as a beautiful family home. Set over six floors, 16 Devonshire Place has excellent floor to ceiling height throughout and benefits from seven generous reception rooms, ten bedrooms, including staff accommodation and a unique two-tier patio and garden.

A host of original features remain prominent throughout the property including:

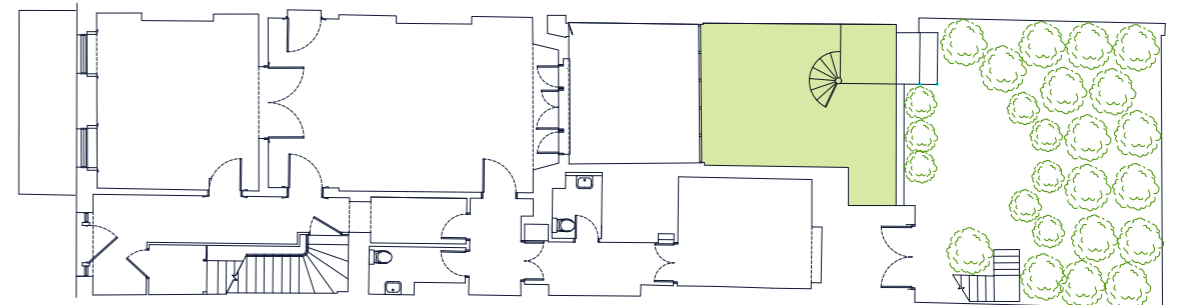
- Decorative facades
- Late Georgian/Regency balconies and balconettes
- Originally placed, sash windows
- Ornate cast iron railings and urn finials
- Ornate cornicing and architrave
- Panelled doors and wooden window shutters
- Fireplaces and classical surrounds
- Grand cantilevered stairs
- Ornate ceiling plaster decorations

## EXISTING FLOOR PLANS

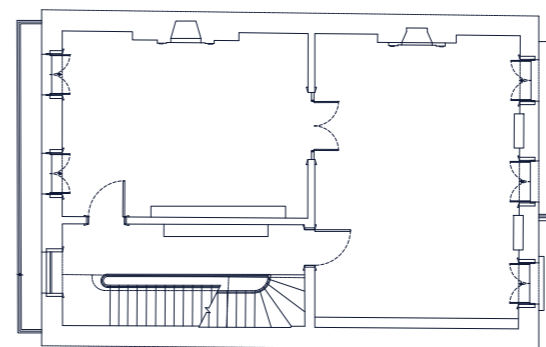
APPROXIMATE GROSS INTERNAL FLOOR AREA (GIA): 9,637 SQ FT (INCLUDING VAULTS)



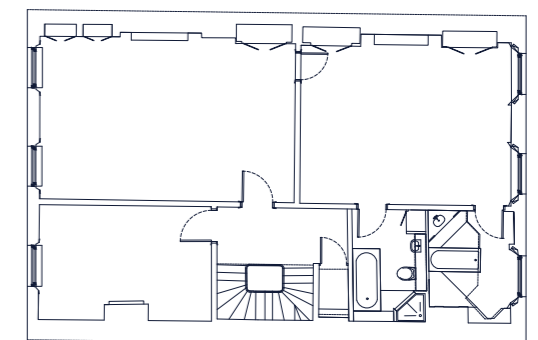
LOWER GROUND FLOOR - 2,529 SQ FT (INCLUDING 490 SQ FT VAULTS)



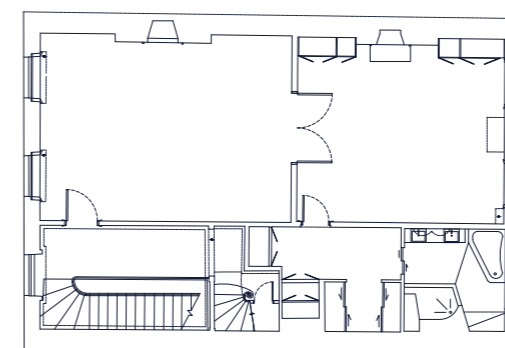
GROUND FLOOR - 1,959 SQ FT



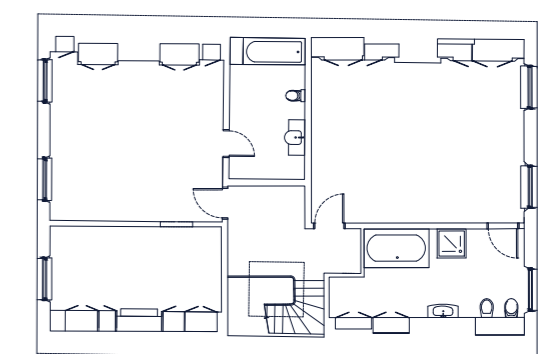
FIRST FLOOR - 1,277 SQ FT



THIRD FLOOR - 1,294 SQ FT



SECOND FLOOR - 1,270 SQ FT



FOURTH FLOOR - 1,308 SQ FT



## THE DEVELOPMENT

Planning permission (16/11937/FULL) has been granted for the conversion of the existing property. The proposed conversion will create six luxury residences offering a mixture of one, two, three and four bedroom apartments spread across seven floors.

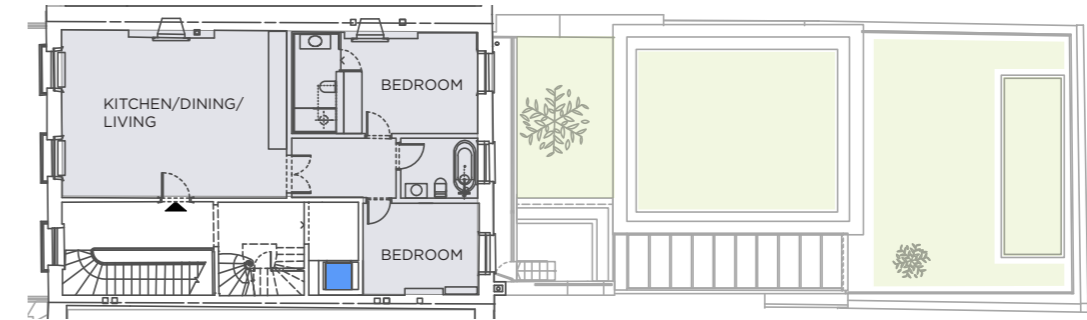
Careful attention has been paid to ensure many of the house's original and unique features remain, whilst adding a number of contemporary touches to the design. Significant focus has gone into maximising the natural light throughout the building, via the addition of external patios on the lower ground floor and a glazed internal passageway on the ground floor.

A lift will be incorporated from the 2nd to 4th floors – unusual for a house of this nature. It is envisaged that every flat will benefit from extract systems, drawing air from kitchens, bathrooms and utility areas. Duct attenuators will control noise emissions through wall or roof exhaust points, there will be VRF provisions for heating, cooling and hot water and underfloor heating will be available in every flat.

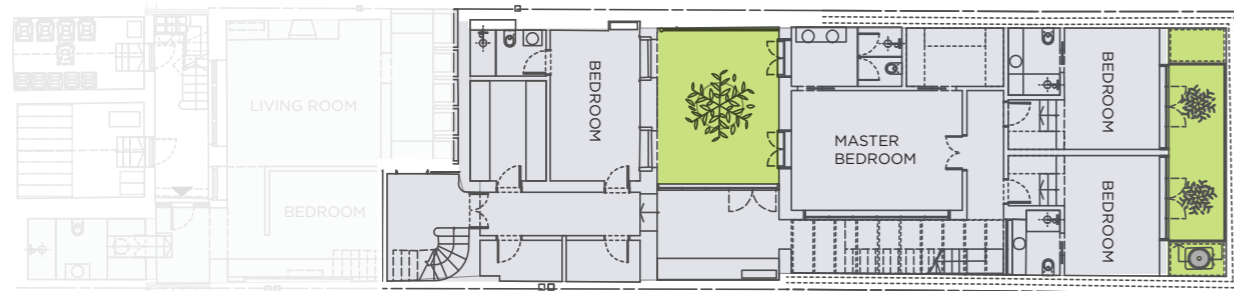
# FLOOR PLANS



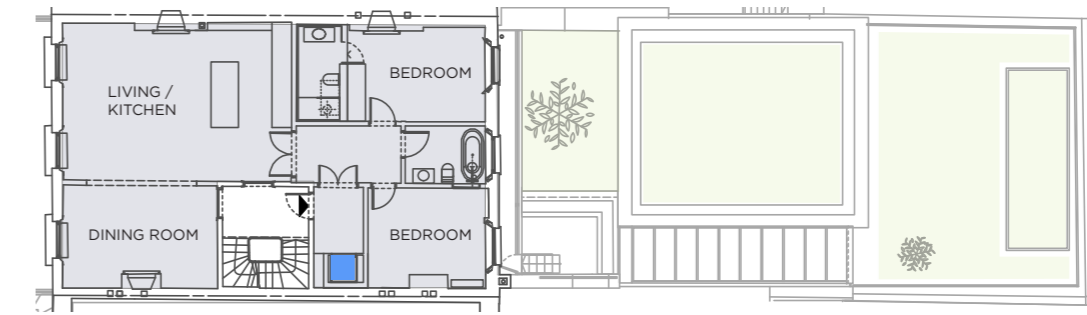
**Flat 1 - LOWER GROUND FLOOR - 754 SQ FT**  
 1 Bedroom 1 Ensuite Separate Entrance



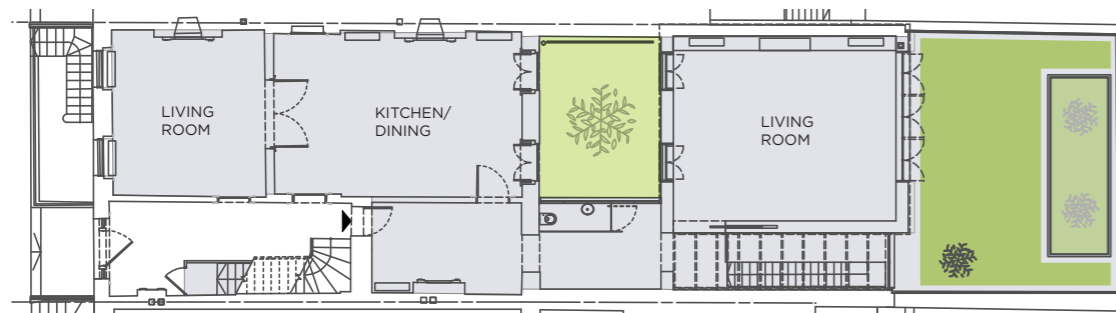
**Flat 4 - SECOND FLOOR - 942 SQ FT**  
 2 Bedrooms 1 Ensuite 1 Family Bathroom ■ Lift access



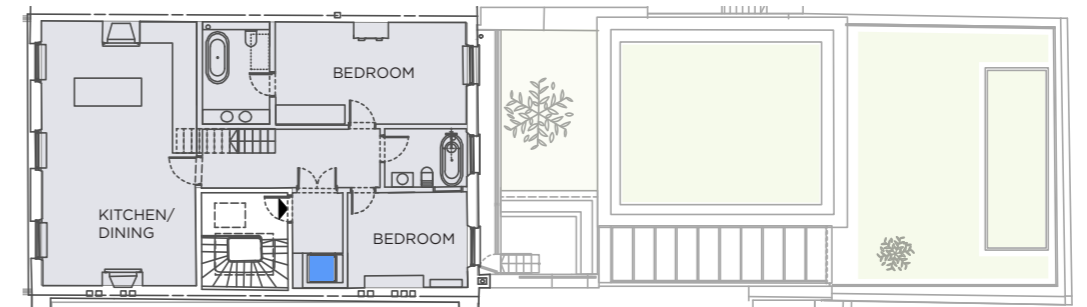
**Flat 2 - Garden Flat - LOWER GROUND / GROUND FLOOR - 3,677 SQ FT**  
 4 Bedrooms 4 Ensuities Outside space : TOTAL PATIOS: 342 SQ FT, GARDEN 431 SQ FT



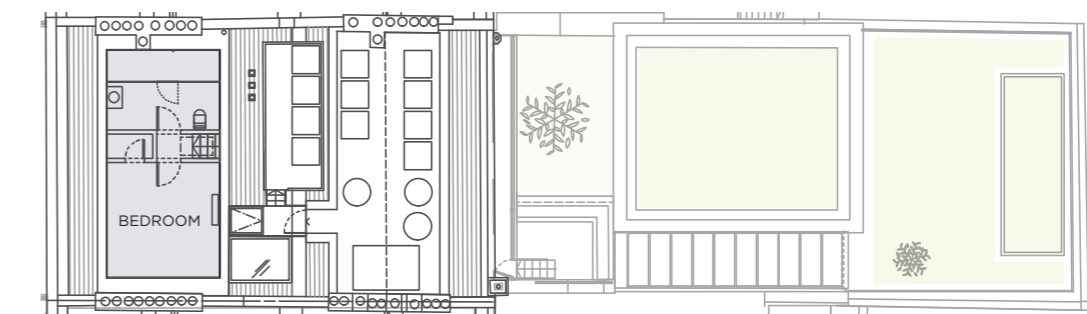
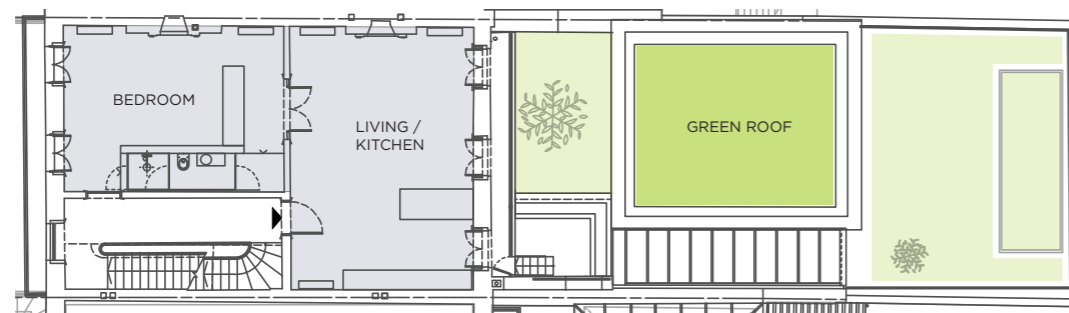
**Flat 5 - THIRD FLOOR - 1,187 SQ FT**  
 2 Bedrooms 1 Ensuite 1 Family Bathroom ■ Lift access



**Flat 3 - FIRST FLOOR - 1,012 SQ FT**  
 1 Bedroom 1 Ensuite Balcony : 55 SQ FT



**Flat 6 - FOURTH FLOOR / DUPLEX - 1,415 SQ FT**  
 3 Bedrooms 2 Ensuite 1 Family Bathroom ■ Lift access





Flat 2  
LOWER GROUND FLOOR  
BEDROOM VIEW FROM PATIO



Flat 2  
GROUND FLOOR  
FAMILY ROOM





Flat 2  
GROUND FLOOR  
LIVING ROOM



Flat 2  
LOWER GROUND FLOOR  
MASTER BEDROOM AND PATIO





Flat 3  
FIRST FLOOR  
LIVING ROOM / OPEN PLAN KITCHEN





Flat 6  
FOURTH FLOOR  
LIVING ROOM / KITCHEN



Flat 4  
SECOND FLOOR  
MASTER BEDROOM



Price on Application

## CONTACT



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