



**DEVONSHIRE PLACE, MARYLEBONE, W1G**  
£2,750,000

**Carter Jonas**



# DEVONSHIRE PLACE, MARYLEBONE, W1G

A rare and spacious 3-bedroom duplex residence set at the top of an exceptional Georgian Townhouse with private lift access. This remarkable Grade II listed property dating back to circa 1790, has undergone a transformational renovation resulting in arguably one of the finest developments of its kind in Marylebone. The building has been fully restored throughout, preserving and enhancing many period details. This historic backdrop to the development has been paired with distinctly contemporary architecture and interiors to create a truly unique boutique apartment building, ready for immediate occupation.

**A RARE AND SPACIOUS 3-BEDROOM DUPLEX RESIDENCE SET AT THE TOP OF AN EXCEPTIONAL GEORGIAN TOWNHOUSE WITH PRIVATE LIFT ACCESS.**



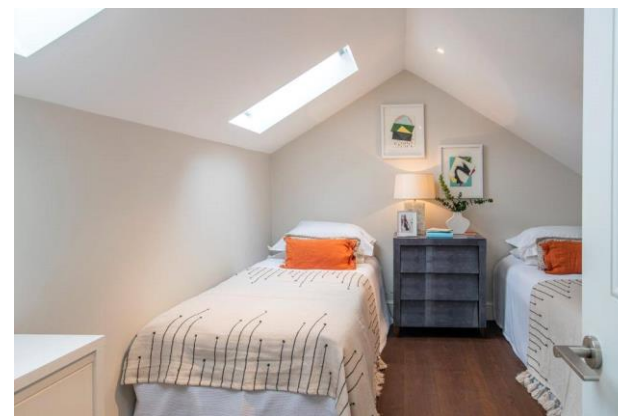
## AMENITIES

- 3 Bedrooms
- 3 Bathrooms
- 1 Reception Room
- Fitted Kitchen
- Fourth Floor (with lift)

**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

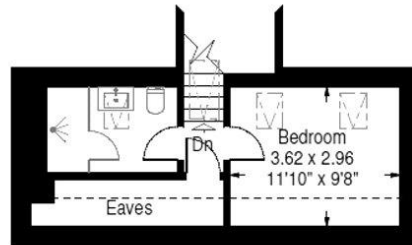
**EPC BAND** C



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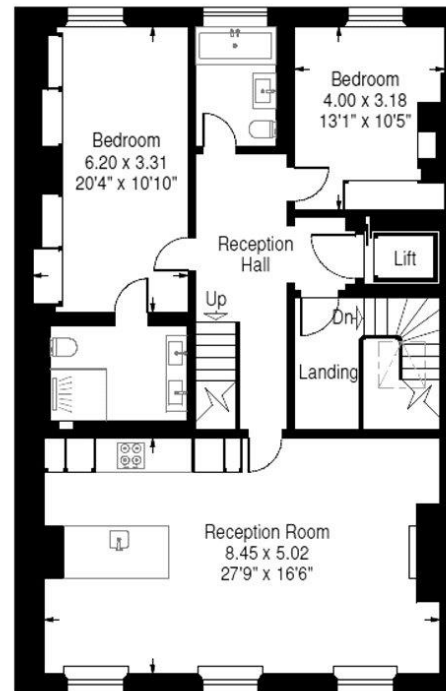
## Top Floor Duplex Devonshire Place

Approximate Gross Internal Area:  
127.1 sq.m. / 1369 sq.ft.  
(Including reduced height area  
below 1.5m - 5.2 sq.m. / 56 sq.ft.)

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This plan is for guidance only  
and must not be relied upon  
as a statement of fact.

## Fifth Floor (Mezzanine)



## Fourth Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(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		

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