

NEW INSTRUCTION

FREEHOLD OFFICE BUILDING WITH PLANNING CONSENT FOR RESIDENTIAL USE

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

PROPERTY PARTICULARS

6 SHERLOCK MEWS, MARYLEBONE LONDON W1

LOCATION

Situated in a quiet, secluded mews located off Paddington Street and just a short distance from Baker Street.

Transport links are excellent with Baker Street and Marylebone Stations close by together with numerous bus routes which pass along Baker Street and Marylebone Road.



DESCRIPTION

This attractive end of terrace building currently comprises a mix of open plan and private offices with the following approximate net and gross internal floor areas:

Floor	Net Internal (sq ft)	Gross Internal (sq ft)
2 nd	463	564
1 st	433	557
Gnd	410	553
TOTAL	1,306	1,674

PLANNING

Planning consent was granted on 26th January 2011 for a 3 bedroom house with a garage.

FEATURES

Central Heating	Shower
Part comfort cooled	Kitchenette
Self Contained	Entryphone

PRICE

Offers are invited **in excess of £1.5m** for the freehold interest with benefit of full vacant possession.

VIEWING

Strictly by prior appointment. Please contact;

PAUL GOLD **020 7487 9790**
ANDREW ROSEN **020 7487 9797**

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IMPORTANT NOTICE

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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