

ASTONCHASE

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69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



DEVONSHIRE PLACE  
MARYLEBONE  
LONDON, W1

LEASEHOLD 997 YEARS  
ASKING PRICE £3,100,000  
SUBJECT TO CONTRACT

JOINT SOLE AGENT

A rare and spacious 3-bedroom duplex residence set at the top of an exceptional Georgian townhouse with private lift access.

Located on the east side of Devonshire Place (which is a wide-open and tree-lined street), the building is within a 5-minute walk from Regent's Park and only a 3-minute walk from Marylebone High Street. It is further within easy walking distance of the iconic cultural, recreational and entertainment amenities of London's West End.



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## ACCOMMODATION

- Kitchen/Living Room
- Principal Bedroom with En-Suite Shower Room
- Bedroom Two
- Family Bathroom
- Bedroom Three
- Shower Room

## AMENITIES

- Prewired Intruder Alarm System
- Fire Alarm and Smoke Detection System
- HD Video Door Entry System
- Electric Underfloor Heating to Bathrooms
- Lift Serves 2nd to 4th Floor with Direct Access into Flat
- Additional Secure Storage

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**COUNCIL TAX** Westminster (Band H)

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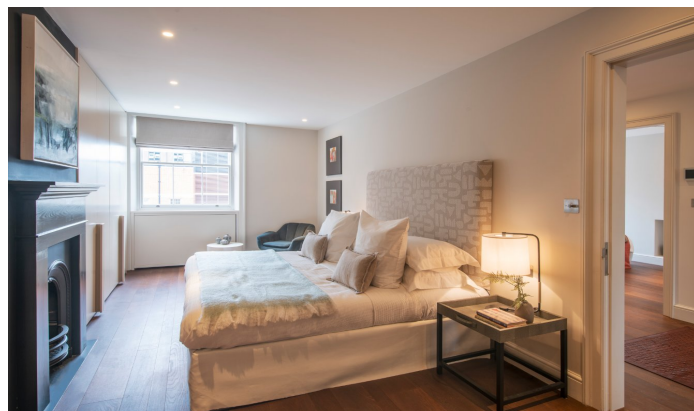
## IMPORTANT NOTICE

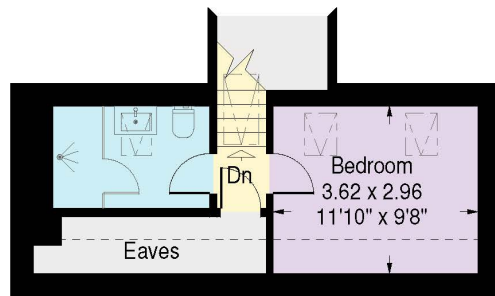
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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Fifth Floor (Mezzanine)

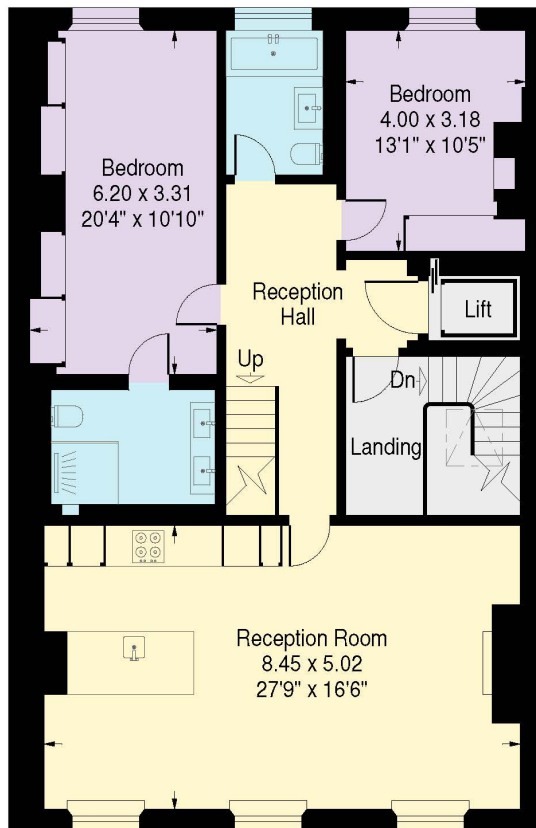
## Flat 5 - Top Floor Duplex 16 Devonshire Place

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.)

[www.ProplanUK.co.uk](http://www.ProplanUK.co.uk)

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



Fourth Floor

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