

Clarewood Court, London, W1H
OIEO £1,250,000 to be sold via auction.

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Winkworth Mayfair
020 7589 6616 | mayfair@winkworth.co.uk

Winkworth
for every step...

Top floor apartment in an attractive portered mansion block in Marylebone

ABOUT THIS PROPERTY

This bright and spacious flat offers elegant living with panoramic views, a generous reception room ideal for entertaining, a modern fitted kitchen, and three well-proportioned bedrooms — one en suite.

Perfectly located moments from Regent's Park, Hyde Park, and Marylebone's boutique shops, cafés, and restaurants, the property combines sophistication, comfort, and convenience. Excellent transport links are available via Edgware Road, Marble Arch, Marylebone, and Paddington stations.

Offers are invited prior to the auction. If an offer is accepted, the sale will proceed under full auction terms and conditions.

Bidding is scheduled between 9:00am and 12:00pm on Thursday 22nd January 2026, and all prospective purchasers must register in advance to bid or submit a pre-auction offer. A Buyer's Premium of 1.2% inclusive of VAT is payable upon exchange of contracts.

<https://wink.smartpropertyauctions.co.uk/CC75>

KEY FEATURES

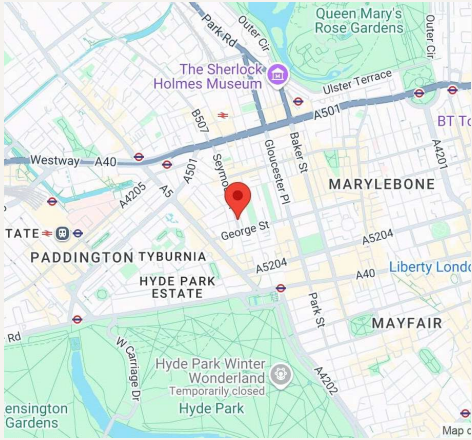
- 3 bedrooms
- 1 reception room
- 2 bathrooms
- 1,190 Square Feet
- Upper floor with lift
- Prime Location











FINER DETAILS

- 3 bedrooms
- 1 reception room
- 2 bathrooms
- 1,190 Square Feet
- Upper floor with lift
- Prime Location

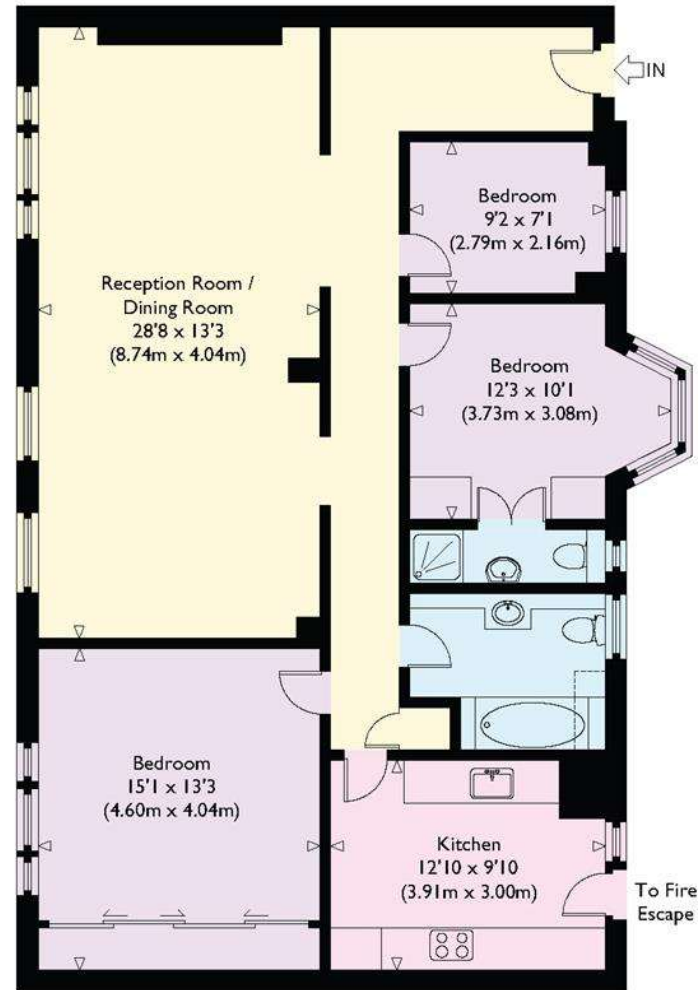
Leasehold: 186 years & 11 months

Service Charge: £8,010 pa

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Crawford Street, W1

Approximate Gross Internal Floor Area : 1190 sq ft / 110.6 sq m



Sixth Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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