

# Sawyer House

**Region:** The South East   **Sleeps:** 4

---

## Overview

As you step into the peaceful surroundings of Sawyer House, you'll quickly discover the charm of this Grade II listed maisonette in the heart of London. Located just a short stroll from Regent's Park and the West End, this home offers a perfect blend of modern comfort and classic Georgian elegance.

Upon entering, you're greeted by a spacious open-plan kitchen and living area, with stunning wooden floors that add a homely warmth. The soft, neutral tones of the walls provide a calm backdrop to the elegant kitchen, which is fully equipped with high-end appliances, including a double oven, a pullout dishwasher, and a Nespresso machine. Large windows flood the space with light, making it a bright and welcoming area. You can imagine preparing meals here or enjoying a quiet evening in front of the log burner, the deep Raft sofa inviting you to relax. The room also features a 55" TV with a Bose sound system, ideal for movie nights. The white wood shutters give a lovely, cosy feel, perfect for winding down after a busy day.

Downstairs, the two double bedrooms offer a peaceful retreat. Each room is spacious and fitted with king-sized beds, luxury headboards, and incredibly comfortable mattresses. The calming colours and plush carpets add to the tranquil atmosphere. From your windows, you can gaze out over the serene courtyard garden, while the built-in wardrobes offer ample space for all your belongings. You'll find fans in each room to keep things cool in the summer months.

The family bathroom, with a relaxing rainfall shower and bath, is a perfect spot to unwind. Underfloor heating ensures comfort even on the chilliest of days. There's also a utility area with a washing machine and separate dryer, adding to the convenience.

Step outside to the peaceful, landscaped courtyard garden at the rear of the property. It's a lovely spot for al fresco dining, with a teak dining table and a metal pit for a BBQ. Whether you're enjoying a quiet evening or entertaining, the space offers a real oasis in the city.

This wonderful property is not only a place to relax but a perfect base to explore London. With Marylebone station just minutes away, you're well-connected to the best the city has to offer.



## Facilities

Ideal for Kids • City Homes & Apartments • Wow Factor • <1hr to Airport •  
Wi-Fi/Internet • Washing Machine • Coffee Machine • Hairdryer • TV •  
Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave

# Interior & Grounds

## The House

### *Interiors*

- Living and dining area
- Kitchen, well-equipped
- Bedroom 1 with king-size bed
- Bedroom 2 with king-size bed
- WC with bathtub

### *Outdoor ground*

- Garden with barbecue and dining area

### **Additional Facilities**

- Work Desk
- WiFi
- Smart/Apple TV/Home cinema TV with Netflix
- Bose sound system
- Nespresso machine
- Dyson fan
- Hair dryer
- Kitchen essentials
- Washer/dryer
- Microwave
- Oven
- Stove
- Refrigerator
- Toiletries



## Location & Local Information

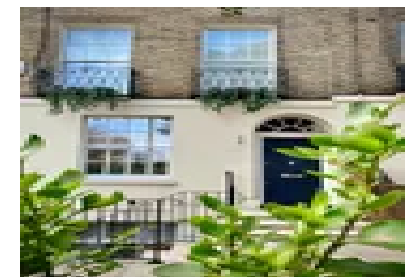
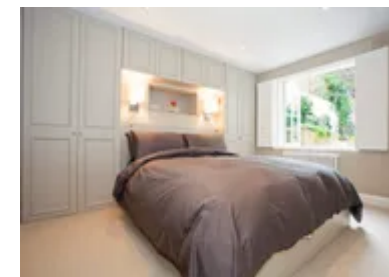
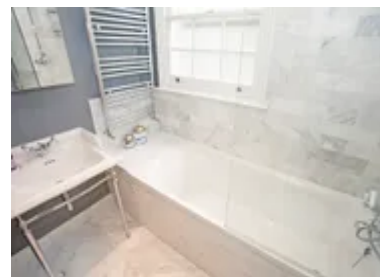
To ensure your stay is full of delightful experiences, all guests are provided with a comprehensive welcome pack and a detailed guide to the bustling neighbourhood. Our carefully curated recommendations for local restaurants, shopping spots and fun-filled outings are sure to keep you entertained throughout.

The neighbourhood of the apartment is a treasure trove of things to do, boasting an enchanting village-like experience on Crawford Street in Marylebone, with a myriad of teeming bars, restaurants and entertainment. Should you desire a more eclectic shopping and dining experience, the renowned Marylebone High Street is a 15-minute walk, offering a mix of shops, markets, restaurants and bars. Tesco's local supermarket is 3 minutes away on foot, catering to all your grocery needs.

Positioned in the heart of central London, you're just a short 5-minute stroll away from the Marylebone underground and rail station, conveniently located in Zone 1 along the Bakerloo Line. Within an 8-minute walk, you'll find the Baker Street tube station in Zone 1, with easy access to exploring the city's wonders. Head to London's iconic West End with a short 10-minute tube ride to Piccadilly Circus.

Witness a plethora of cultural highlights and spend a day foraging the fascinating Madame Tussauds and the Sherlock Holmes Museum, both within a 10-minute walk.

Whether you're a nature lover or a sports aficionado, you're promised a memorable time. The world-renowned Regents Park is located nearby. This outdoor oasis is just 12 minutes away on foot or only a 5-minute jog. Spend a day exploring its tranquil lake, fragrant rose garden, tucked-away cafes, sprawling tennis courts and a seasonal outdoor theatre.



For cricket enthusiasts, the hallowed Lords Cricket Ground is an 8-minute walk away, offering the perfect opportunity to witness the sport's grandeur up close.

For guests with vehicles, parking is easily available on the single yellow line outside the apartment on Sundays. Alternatively, the Q Park on Penfold Street is a quick 3-minute walk away and provides a secure parking option costing approximately £15 per 24 hours, per vehicle.

Local Amenities

Nearest Airport	London Heathrow Airport (25 km)
Nearest Train Station	Marylebone Train Station (350 m)
Nearest Supermarket	Aldi (850 m)
Nearest Restaurant	Lahori (108m)
Nearest Bar/Pub	The Perseverance Marylebone (320m)

## What we love

- Georgian charm meets modern luxury at this Grade II listed home with elegant wooden floors, a cosy log burner, and a bright open-plan living space.
- Tranquil bedrooms offer the ultimate comfort, with king-sized beds, plush carpets, and serene courtyard views make for a peaceful retreat after exploring London.
- This house is your own private city oasis, you can unwind in the landscaped courtyard garden, perfect for al fresco dining or a cosy evening by the fire pit.

## What you should know...

- While a handy metal pit is provided, guests are recommended to carry their own BBQ.
- You may hear some commotion from outside, as the property next door is under construction.
- Please note that this property does not accept guests under the age of 12 years old so will be better suited to couples.

# Terms & Conditions

- **Security deposit:** Please note that this property manager works with SUPERHOG. Once your booking is confirmed, you will be contacted by SUPERHOG directly to verify yourself and finalise the process. In the unlikely event that SUPERHOG is unable to provide the necessary damages cover, you would be required to provide a physical damages deposit prior arrival.

- **Arrival time:** 15:00 - 20:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **Pets welcome?:** Not allowed.

- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Heating costs included?:** Yes, included in the rental price.

- **Internet access?:** Wi-Fi internet access included in the rental price.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.