



## A BEAUTIFULLY RESTORED, ELEGANT GRADE II LISTED, GEORGIAN TOWNHOUSE

UPPER WIMPOLE STREET, LONDON, W1G

Unfurnished, £6,950 pw (£30,116.67 pcm) + fees and other charges apply.\*

Available Now





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UPPER WIMPOLE STREET

LONDON, W1G

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- 5 Bedrooms • 4 Bathrooms • 4 Receptions
- Impressive Georgian townhouse • 2 terraces
- Courtyard garden • Unfurnished • EPC Rating = D • Council Tax = H

## Situation

Upper Wimpole Street is superbly located for the world class amenities of Marylebone and the West End together with the greenery of Regent's Park. The transport links are excellent from nearby Regent's Park, Baker Street and Great Portland Street underground stations, Marylebone, Euston and King's Cross train stations, and access to the West and Heathrow via the A40.

## Description

Currently undergoing redecoration throughout, this Grade II Listed Georgian townhouse of approximately 7,226 sq ft dates back to the 1780's.

Previously the home of world renowned architect John Minshaw, the house was in recent years restored to its original glory. All the panelling, architraves, windows and skirtings were custom made and all the Portland stone floors have been returned to their original state.

The house offers exceptional proportions, high ceilings and an abundance of natural light throughout.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.

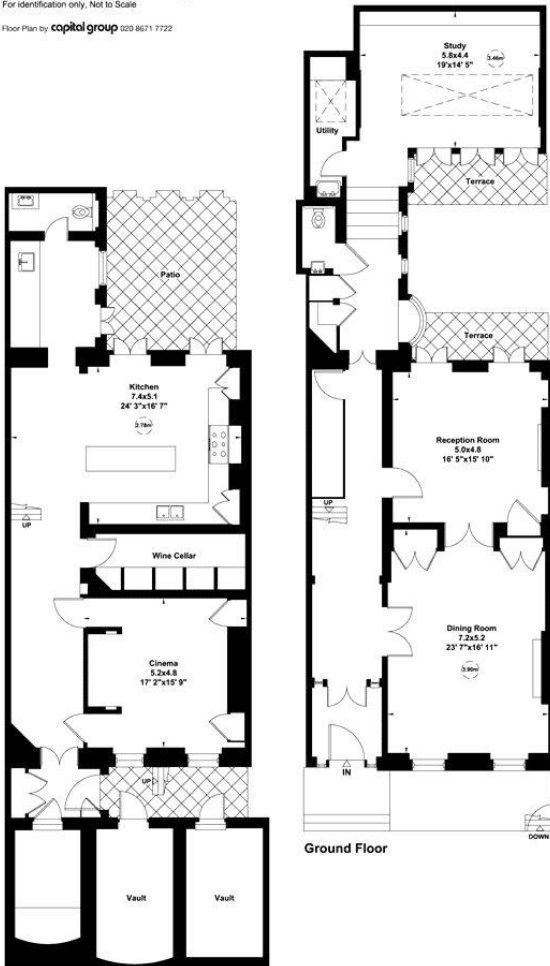




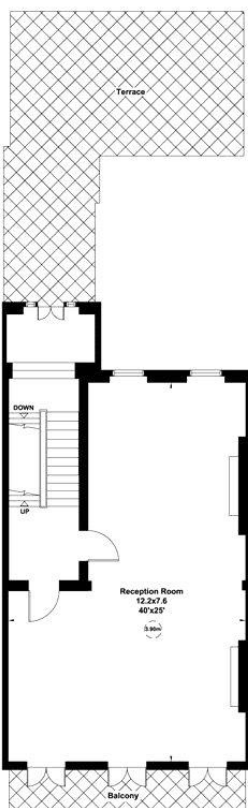
# Upper Wimpole Street, W1

Gross internal area (approx.)  
671 Sq m (7226 Sq ft) Including Vaults and Under 1.5m  
646 Sq m (6957 Sq ft) Excluding Vaults and Under 1.5m  
For identification only. Not to Scale

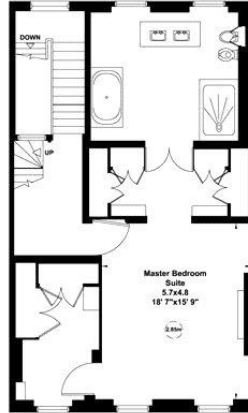
Floor Plan by Capital group 020 8671 7722



Lower Ground Floor



First Floor



Second Floor



Fourth Floor



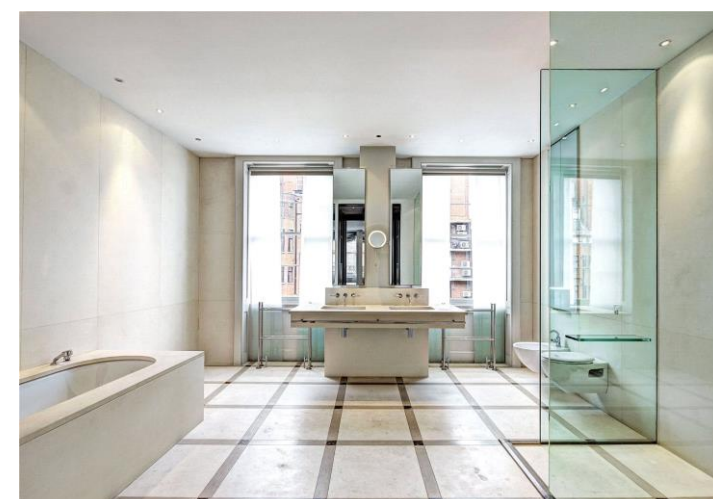
Third Floor

## FLOORPLANS

Gross internal area: 7226 sq ft, 671.3 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span>EU Directive 2002/91/EC</span>		





Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190822AFOG

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## Sloane Street Lettings

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