



A bright and beautifully presented two bedroom flat with private courtyards located in prime Marylebone.

Upper Wimpole Street, Marylebone, London, W1G

Guide price £1,895,000, Leasehold (approximately 132 years remaining)



A bright and beautifully presented two bedroom flat with private courtyards located in prime Marylebone.

Two Courtyards • Incredibly bright • Two spacious en suite bedrooms • Separate study • Heart of Marylebone Village • Service charge approximately £1,842.20 per annum • Ground rent peppercorn • EPC=C

Local Information

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.

About this property

A stunning two bedroom flat located on the lower ground floor of a Grade II Listed building in the heart of Marylebone Village. The flat has been extensively refurbished in recent years to a high standard and benefits from high ceilings, oak flooring, and the rarity of two private courtyards. The accommodation comprises of an open plan reception with separate kitchen, two en suite bedrooms, further, study, and guest cloakroom.

Tenure

Leasehold (approximately 132 years remaining)

Local Authority

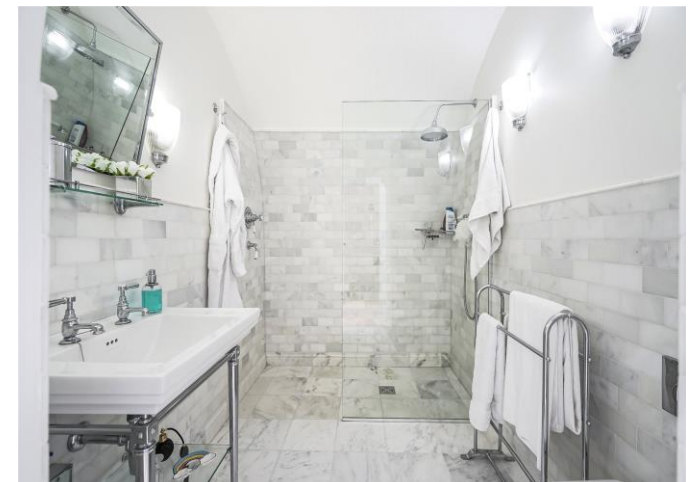
Westminster City Council

Energy Performance

EPC Rating = C


Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.






Upper Wimpole Street, Marylebone, London, W1G
Gross Internal Area 1,337 sq ft, 124.2 m²

 |  savills | savills.co.uk

Nick Poppe
Marylebone & Fitzrovia
+44 (0) 20 3527 0400
npoppe@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210505JTKS

