



A beautifully presented maisonette within a period conversion in the heart of Marylebone Village

**Wimpole Street, Marylebone, London, W1G**

Guide price £2,650,000 Leasehold (approximately 91 years remaining)





# A beautifully presented maisonette within a period conversion in the heart of Marylebone Village

**Reception Room • 3 bedrooms • 2 bathrooms •  
Ground Rent approximately £475 pa • Service  
Charge approximately £10,600 pa • EPC=D**

## Local Information

Wimpole Street is superbly situated for the world class amenities of Marylebone High Street and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Regent's Park (approximately 0.4 miles), Great Portland Street (approximately 0.5 miles), Bond Street (approximately 0.4 miles) and Oxford Circus (approximately 0.6 miles) underground stations. Marylebone (approximately 0.9 miles), Euston (approximately 1.3 miles) and King's Cross St Pancras (approximately 1.6 miles) train stations, as well as access to the West and Heathrow via the A40.

## About this property

This ground and lower ground floor flat is presented beautifully with an excellent finish and boasts an abundance of natural light throughout. The flat offers well-proportioned accommodation comprising reception room, kitchen/dining room over the ground floor with magnificent ceiling heights, a feature stair case leads you down to the bedroom accommodation which consists of three bedrooms, principal bedroom with en suite and dressing area, a spacious second bedroom, third bedroom currently planned as a dressing room, shower room and a well equipped utility room.

## Tenure

Leasehold (approximately 91 years remaining)

## Energy Performance

EPC Rating = D

## Viewing

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



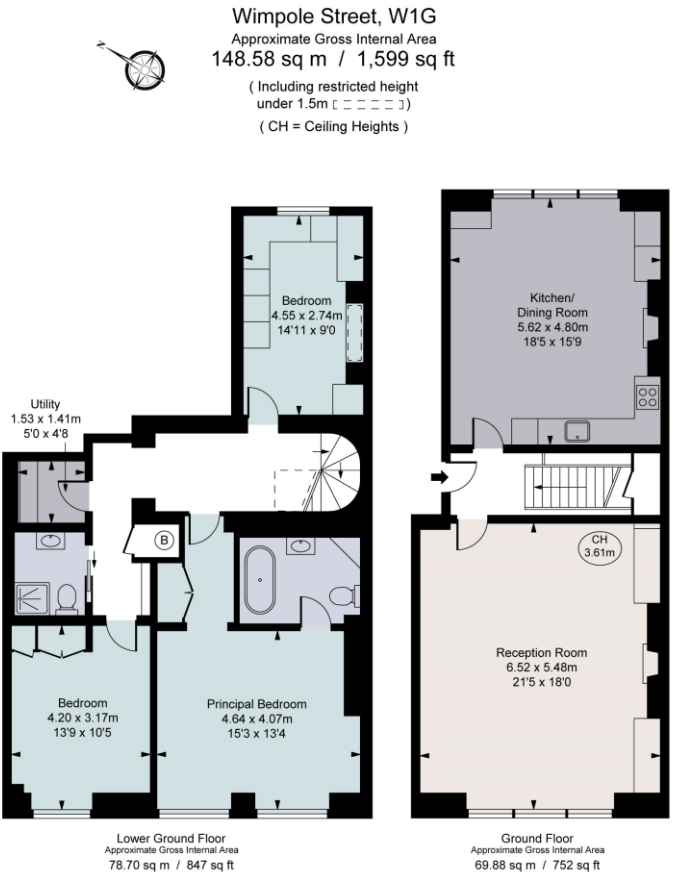




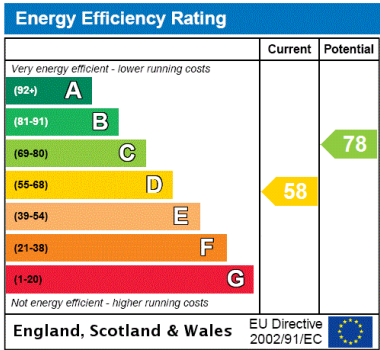


Wimpole Street, Marylebone W1G  
Gross Internal Area 1,599 sq ft, 148.58 m<sup>2</sup>

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This plan is not to scale. It is for guidance and not for valuation purposes.  
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