



A charming two bedroom flat located on the second floor of a pretty period building in the heart of Marylebone village.

Wendover Court, Chiltern Street, London, W1U

Guide price £1,150,000; Leasehold (approximately 123 years remaining)

savills

Two bedrooms • Bathroom • Lovely natural light in the reception area • Two excellent bedrooms • Phenomenal location in the heart of Marylebone village • Potential to modernize throughout • The lease has just been extended • Service charge approximately £4,300 per annum • Ground rent peppercorn • EPC = C

Local Information

Chiltern Street is arguably one of Marylebone's most pretty and desirable streets.

The flat is located just moments from the world class amenities of Marylebone, Fitzrovia and the West End, together with the greenery of Regent's Park.

The transport links are excellent from nearby Baker Street (approximately 0.3 miles), Bond Street (approximately 0.5 miles) and Marble Arch (approximately 0.6 miles) underground stations. Marylebone (approximately 0.6 miles), Paddington (approximately 1.2 miles), Euston (approximately 1.2 miles) and King's Cross St Pancras (approximately 1.9 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

A charming two bedroom flat situated on the second floor of an attractive red brick building in the heart of Marylebone Village. The flat offers well balanced accommodation with excellent natural light and fabulous views over Chiltern Street. Chiltern Street is arguably one of Marylebone's most desirable streets.

Tenure

Leasehold (approximately 123 years remaining)

Local Authority

City Of Westminster

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.



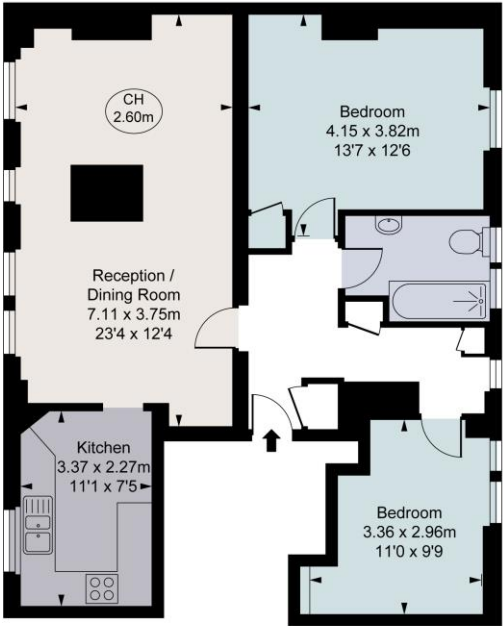


Wendover Court, Chiltern Street, London, W1U
Gross Internal Area 771 sq ft, 71.6 m²

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Wendover Court,
Chiltern Street, W1U
Approximate Gross Internal Area
71.65 sq m / 771 sq ft

(CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales		
EU Directive 2002/91/EC		

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