



A bright and elegant three bedroom apartment in an ideally situated building with resident porter, communal gardens and secure underground parking.

Wimpole Street, Marylebone, London, W1G

Guide price £1,850,000 Leasehold (125 years remaining)



A bright and elegant three bedroom apartment in an ideally situated building with resident porter, communal gardens and secure underground parking.

Three bedrooms • Two bathrooms • 24 hour porter • Lift • Underground parking • Separate storage in the basement • Service charge approximately £7,500 per annum • Ground rent peppercorn • EPC = C

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 (0.4 miles), Great Portland Street (0.5 miles), Bond Street (0.4 miles) and Oxford Circus (0.6 miles) underground stations. Marylebone (0.9 miles), Euston (1.3 miles) and King's Cross St Pancras (1.6 miles) train stations, as well as access to the West and Heathrow via the A40.

About this property

This beautifully presented three bedroom apartment is situated on the fourth floor of a popular block in the Marylebone Village, benefitting from 24 hour concierge. There is an abundance of natural light throughout, from both the east and westerly aspects. The reception room offers excellent entertaining space, with a separate kitchen. The principal bedroom is ensuite, with a separate shower room for the two additional bedrooms. The apartment further benefits from a lift, a secure underground parking space, storage room in the basement, and communal gardens.

Tenure

Leasehold (approximately 125 years remaining)

Local Authority

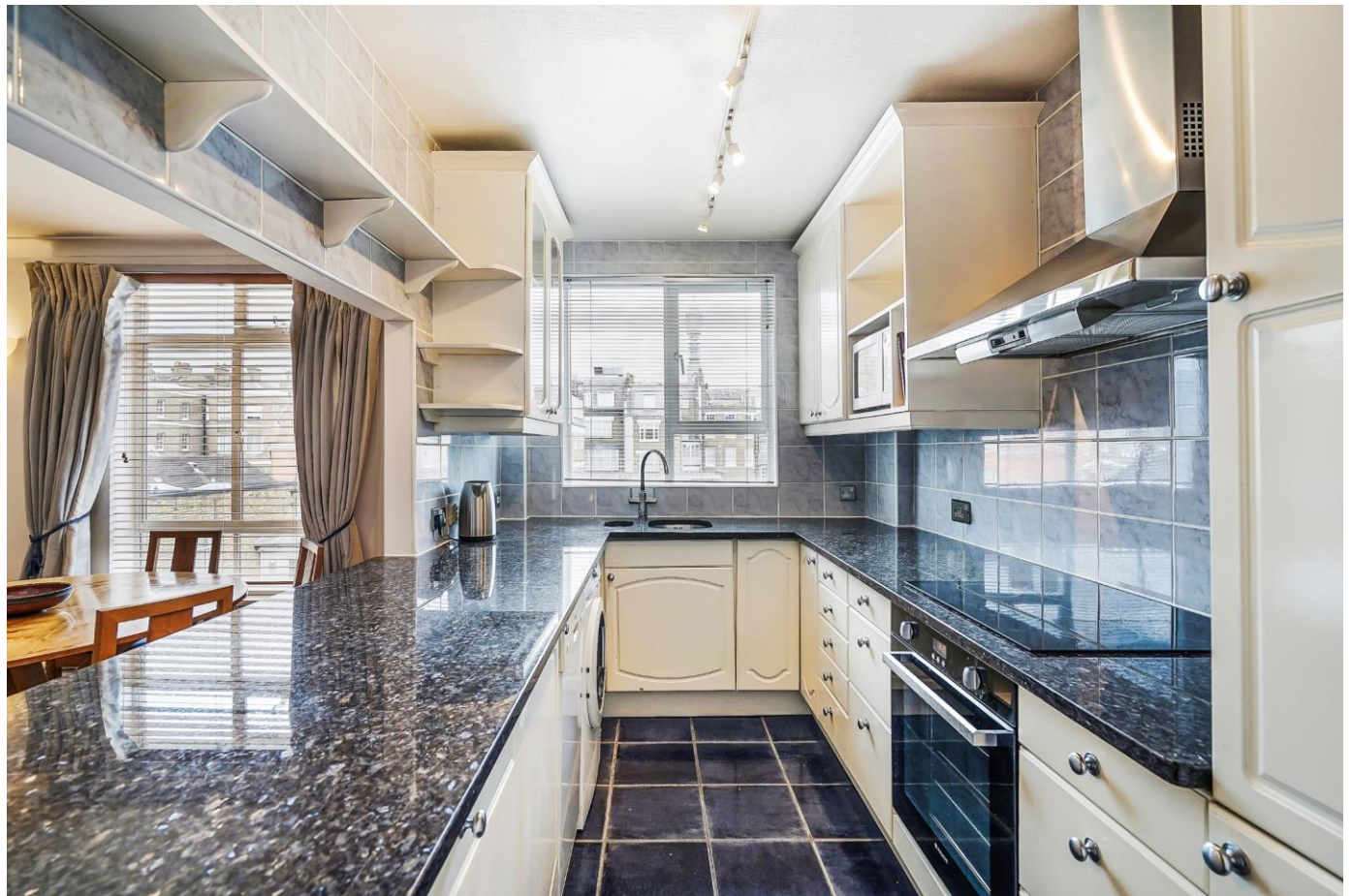
Westminster City Council

Energy Performance

EPC Rating = C

Viewing

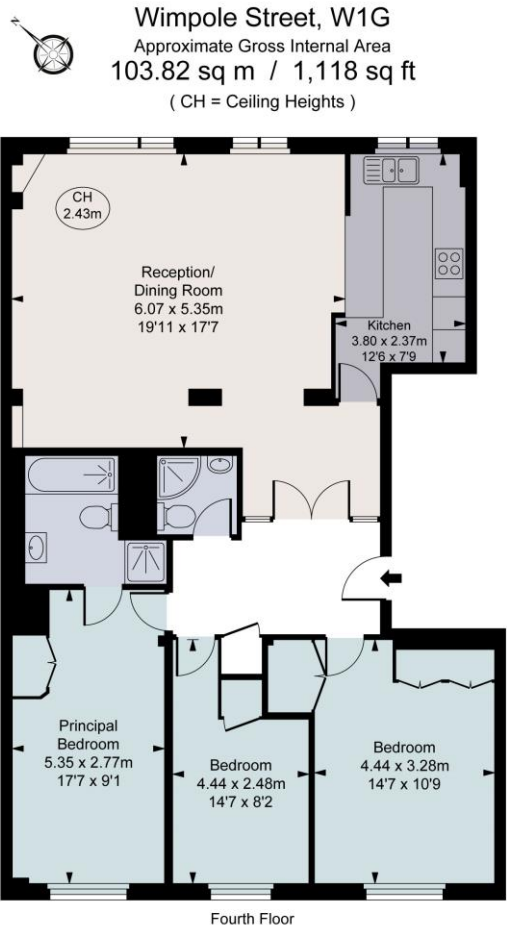
All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office. Telephone: +44 (0) 20 3527 0400.






Wimpole Street, Marylebone, London, W1G
Gross Internal Area 1118 sq ft, 103.9 m²

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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	76	83
(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 	

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