



A beautifully presented two bedroom property set over two floors, benefiting from a spacious garage and private balcony.

Wigmore Place, London, W1U

£2,100,000 Leasehold (976 years remaining)



A beautifully presented two bedroom property set over two floors, benefiting from a spacious garage and private balcony.

Two bedrooms • Two bathrooms • Spacious reception room • Garage • Balcony

Local Information

A quiet cul de sac situated in the heart of Marylebone Village, Wigmore Place 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 Bond Street (approximately 0.2 miles) and Oxford Circus (approximately 0.4 miles) underground stations as well as access to the West and Heathrow via the A40.

About this property

A beautifully presented two bedroom property set over two floors, benefiting from a spacious garage and private balcony. The principal bedroom situated on the second floor offers an abundance of storage space from built in wardrobes whilst the second bedroom offers an en suite bathroom. This floor further benefits from an additional shower room.

On the third floor, the reception room presents a wealth of natural light from floor to ceiling windows that open out to the balcony. The bright kitchen benefits from a skylight and ample worktop space.

Tenure

Leasehold (976 years remaining)

Local Authority

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.

Agents Note: We wish to inform prospective buyers of this property that the seller is closely connected to an employee of Savills.





Wigmore Place, London, W1U
Gross Internal Area 1765 sq ft, 164 m²

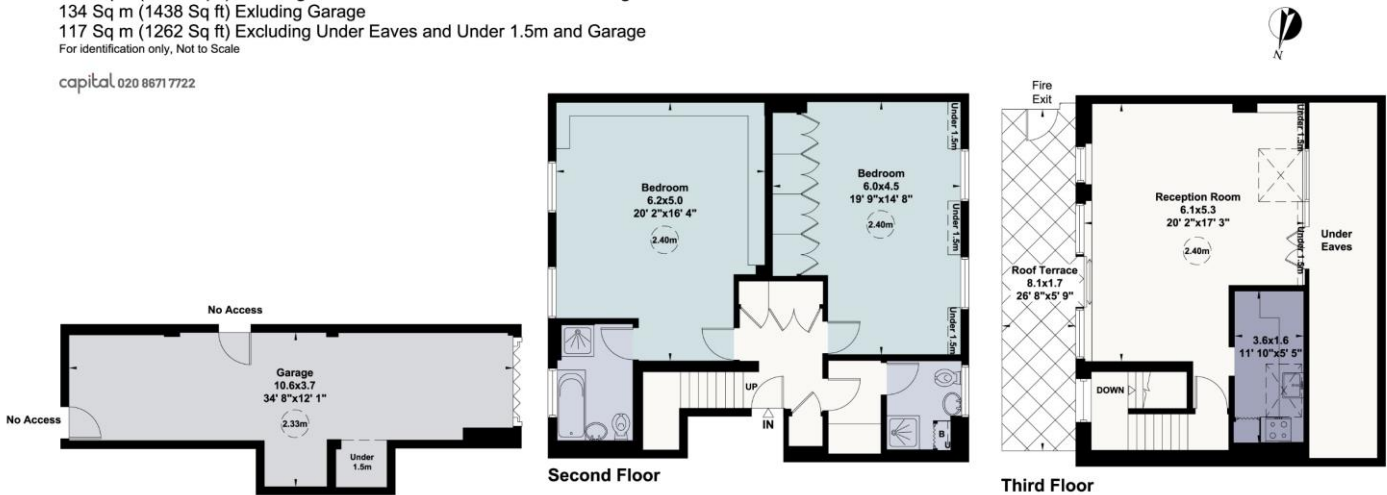
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Wigmore Place, W1

Gross internal area (approx.)
164 Sq m (1760 Sq ft) Including Under Eaves and Under 1.5m and Garage
134 Sq m (1438 Sq ft) Excluding Garage
117 Sq m (1262 Sq ft) Excluding Under Eaves and Under 1.5m and Garage
For identification only, Not to Scale

capital 020 8671 7722



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	81
(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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