



This beautifully presented four bedroom home is set across five floors with approximately 2390sq ft of accommodation.

Wyndham Street, Marylebone, London, W1H

Guide price, £3,650,000, Freehold



This beautifully presented four bedroom home is set across five floors with approximately 2390sq ft of accommodation.

Four bedrooms • Set across five floors • Two reception rooms • Master bedroom with en suite shower room • Further three bedrooms • Further two bathrooms • Close to Marylebone High Street • Private garden and terrace • EPC = D

Local Information

Wyndham Street is superbly located for the world class amenities of Portman Village, Marylebone High Street and the West End, together with the greenery of Regent's Park and Hyde Park.

The transport links are excellent from nearby Edgware Road (approximately 0.4 miles) Marble Arch (approximately 0.7 miles) and Baker Street (approximately 0.3 miles) underground stations and Marylebone (approximately 0.2 miles) and Paddington (approximately 0.8 miles) underground and railway stations, and access to the West and Heathrow via the A40.

About this property

This beautifully presented four bedroom home is set across five floors with approximately 2390sq ft of accommodation. The bright reception rooms are set on the ground floor which boast high ceilings and are finished to a superb standard. This floor also features utility room and private garden that sits below the terrace. Situated on the first floor is the kitchen which benefits from a vast amount of work top space and a separate dining area that features floor to ceiling windows, offering a wealth of natural light and creating the perfect space for entertaining. The master bedroom is situated on the second floor, offering ample storage space with built in wardrobes and a well presented, modern en suite bathroom. The third floor also features a double bedroom with built in storage space and an en suite shower room.

Tenure

Freehold

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Marylebone & Fitzrovia Office.

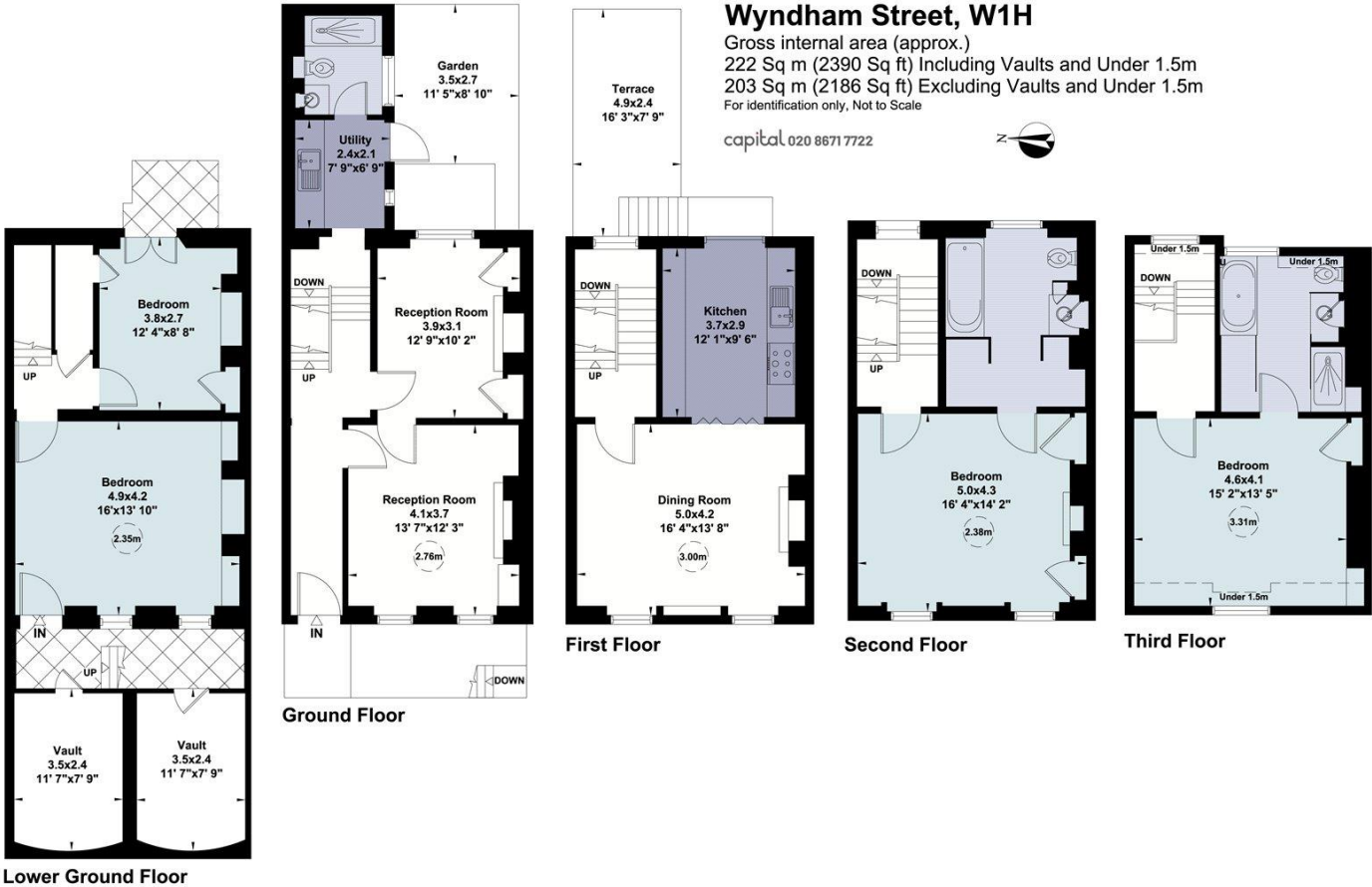
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Wyndham Street, Marylebone, London, W1H
Gross Internal Area 2390 sq ft, 222 m²

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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		78
(55-68) D	58	
(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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