



A superb lateral apartment in the heart of Marylebone Village.

Welbeck House, 62 Welbeck Street, Marylebone, London, W1G

Guide price £6,200,000; Leasehold (approximately 131 years remaining)



Superb lateral apartment • Four en-suite bedrooms and a further well sized home office or media room • This contemporary apartment features a bespoke Bulthaup kitchen, Gaggenau appliances, full air conditioning and a Rako lighting system • With fabulous built-in storage, this four bedroom apartment boasts spacious and well-proportioned accommodation • This attractive mansion block benefits from beautifully presented common parts with 24 hour portage • Leasehold approximately 131 years remaining

Local Information

Welbeck Street is superbly located 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 Bond Street (approximately 0.3 miles), Oxford Circus (approximately 0.4 miles), Regent's Park (approximately 0.7 miles), Great Portland Street (approximately 0.8 miles) and Baker Street (approximately 1.0 miles) underground stations, Marylebone (approximately 1.1 miles), Euston (approximately 1.2 miles) and Kings Cross St Pancras (approximately 1.9 miles) train stations, and access to the West and Heathrow via the A40.

About this property

This four bedroom apartment benefiting four en-suites and a further well sized home office/media room is situated on the first floor of a Victorian mansion block and is presented in immaculate order. The open-plan kitchen/reception room features sliding pocket doors which give the option for a separate kitchen. The principal bedroom benefits from a generous walk-in wardrobe, en suite walk-in shower, double sinks and a free standing bath. With a further three bedrooms all en-suite and an excellent sized home office/media room a Bulthaup kitchen, Gaggenau appliances, full air conditioning and a Rako lighting system, this contemporary apartment further benefits from spacious and well-proportioned accommodation. This attractive mansion block also benefits from a lift and a porter.

Tenure

Leasehold (approximately 131 years remaining)

Local Authority

City Of Westminster

Energy Performance

EPC Rating = B

Viewing

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





Welbeck House, 62 Welbeck Street, Marylebone, London, W1G
Gross Internal Area 2625 sq ft, 243.9 m²

Alex Ross
Marylebone & Fitzrovia
+44 (0) 20 3527 0400
ahross@savills.com

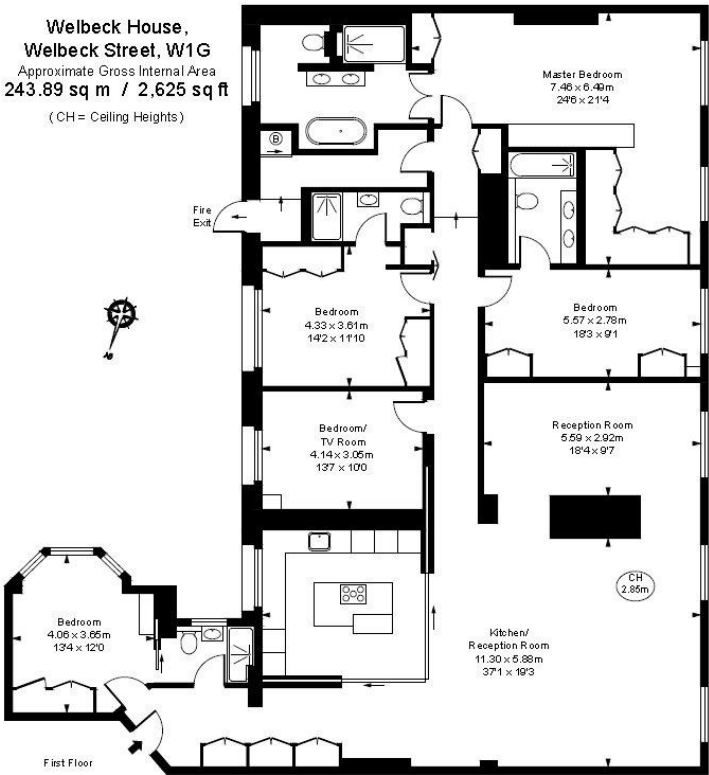



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	83	83
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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220503JTKS

