



A spectacular duplex apartment in a highly sought-after residential building with the rarity of a secure underground parking space.

Welbeck Street, London, W1G

Guide Price £2,000,000

Leasehold (Lease Expiry September 2085)

savills

Duplex apartment • Double reception room with dining area • Two-bedroom suites with excellent storage space • Kitchen • Five west facing balconies • Lift • Porter • Secure underground parking

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, Oxford Circus, Baker Street, Regent's Park and Great Portland Street underground stations, Marylebone, Euston and Kings Cross St Pancras train stations, and access to the West and Heathrow via the A40.

About this property

This spectacular duplex apartment is set over the sixth and seventh floors of a highly sought-after stone fronted residential building in the heart of Marylebone Village. The building benefits from a lift and porter and has the rarity of a secure underground parking space.

The apartment comprises a fantastic double reception room benefitting good ceiling heights throughout and ornate cornice detailing. There is also a superb dining area with access to two west facing balconies, allowing for great afternoon natural light.

The kitchen is accessed from both the dining area and the hallway and enjoys balcony views over the rooftops of Marylebone. The kitchen features fully integrated appliances with a separate breakfast area.

Situated on the upper floor are two large double bedrooms, both benefitting en suite bathrooms and fantastic storage space, with one of the bedrooms featuring two west facing balconies.

Tenure

Leasehold (Lease Expiry September 2085)

Local Authority

Westminster

Council Tax

Band = H

Ground Rent

£350 per annum

Service Charge

£16,700 per annum (reviewed annually)

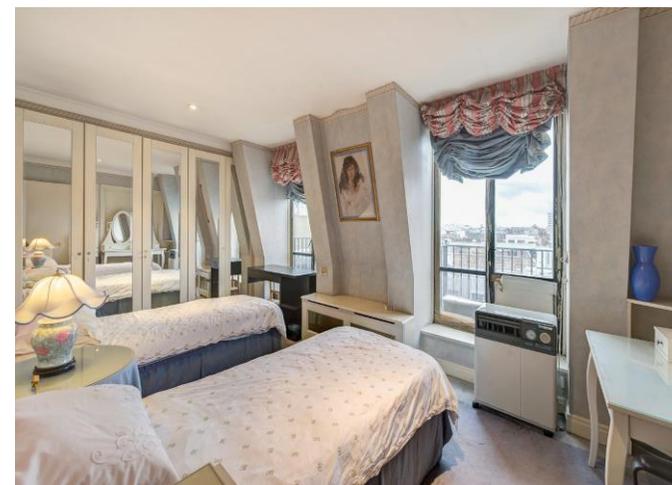
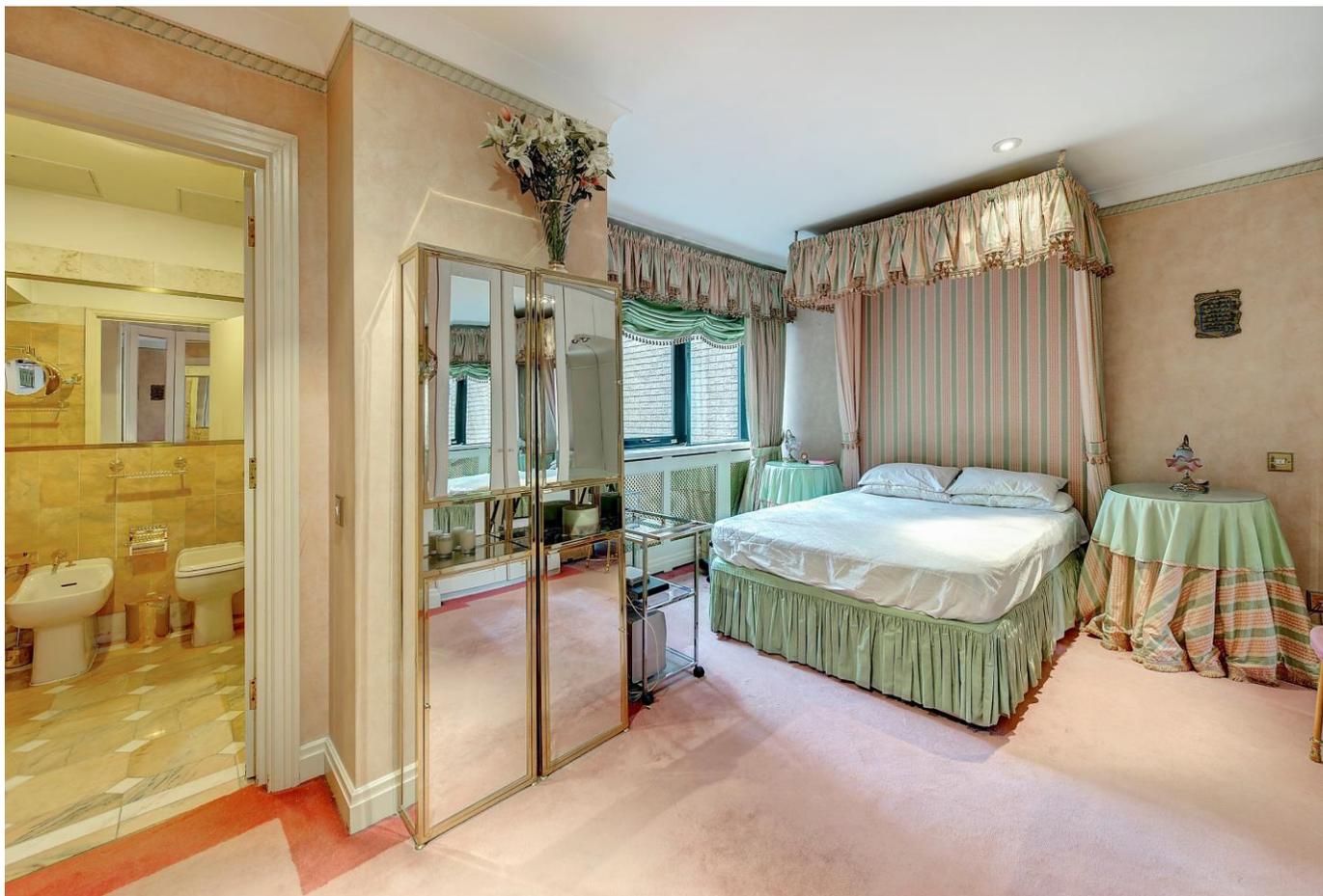
Energy Performance

EPC Rating = D

Viewing

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

Telephone: +44 (0) 20 3527 0400.





Welbeck Street, London, W1G
Gross Internal Area 1726 sq ft, 160.4 m²

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Ladbroke Apartments, Welbeck Street, W1

Gross internal area (approx.)
 163 Sq m (1752 Sq ft) Including Under 1.5m
 160 Sq m (1726 Sq ft) Excluding Under 1.5m
 For identification only, 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	
(55-68)	D	78
(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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