JEREMY JAMES

WEYMOUTH STREET, LONDON W1



PRICE
£7,500,000

TENURE
Freehold

LOCAL AUTHORITY
City of Westminster

33 New Cavendish Street
London,
W1G 9TS
020 7486 4111
jeremyjames@jeremy-james.co.uk

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DESCRIPTION

This building designed by award winning architects Manalo and White comprises over lower ground, ground, first, second and third floors. The property is listed Grade II and has recently undergone a complete refurbishment with CAT 6A cabling throughout, heating and comfort cooling, video entry in each room, capped off plumbing services, CCTV and Hive units to control heating/hot water in the common areas. The kitchens include Quooker taps allowing for filtered chilled and hot drinks.

Brochure available on request.

AMENITIES

Freehold - Rarely available unique Grade II listed building

Sympathetically refurbished to a high spec

Class E: Lower Ground - Second Floor

Residential - Third Floor

Additional capped off plumbing to all floors (for medical users)

Brochure available on request

Designed in conjunction with award winning architects Manalo & White

Video Entry/CCTV

LOCATION

The building is located on Weymouth Street in the centre of the world's most renowned medical district moments from London Clinic, Harley Street Clinic, Princess Grace Hospital and Kind Edward VII Hospital. Moments from Marylebone High Street. Bond Street and Baker Street

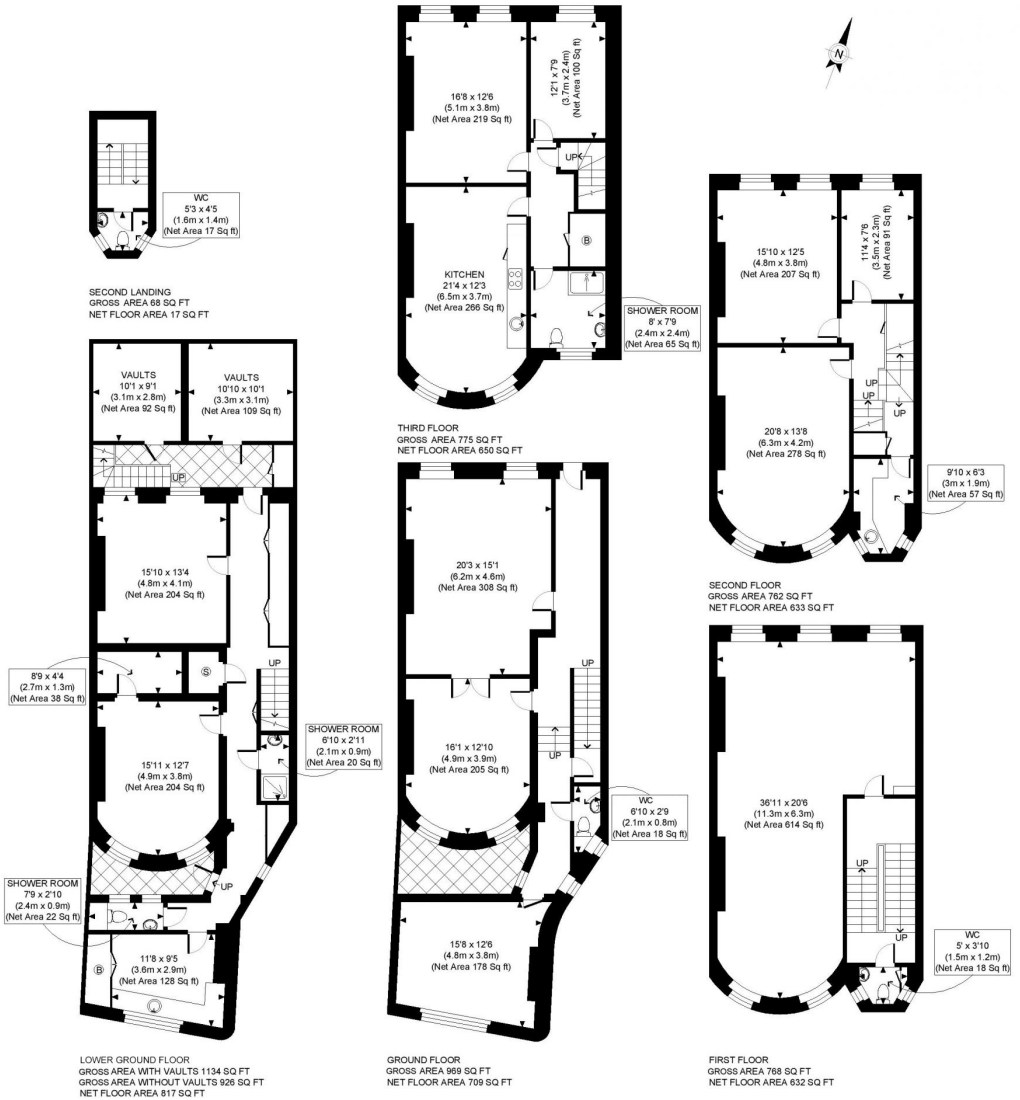
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underground stations together with access to the A40/M40 are within close proximity.

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APPROX. NET INTERNAL FLOOR AREA: 3458 SQ FT/ 321 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITH VAULTS: 4476 SQ FT/ 416 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULTS: 4268 SQ FT/ 397 SQM

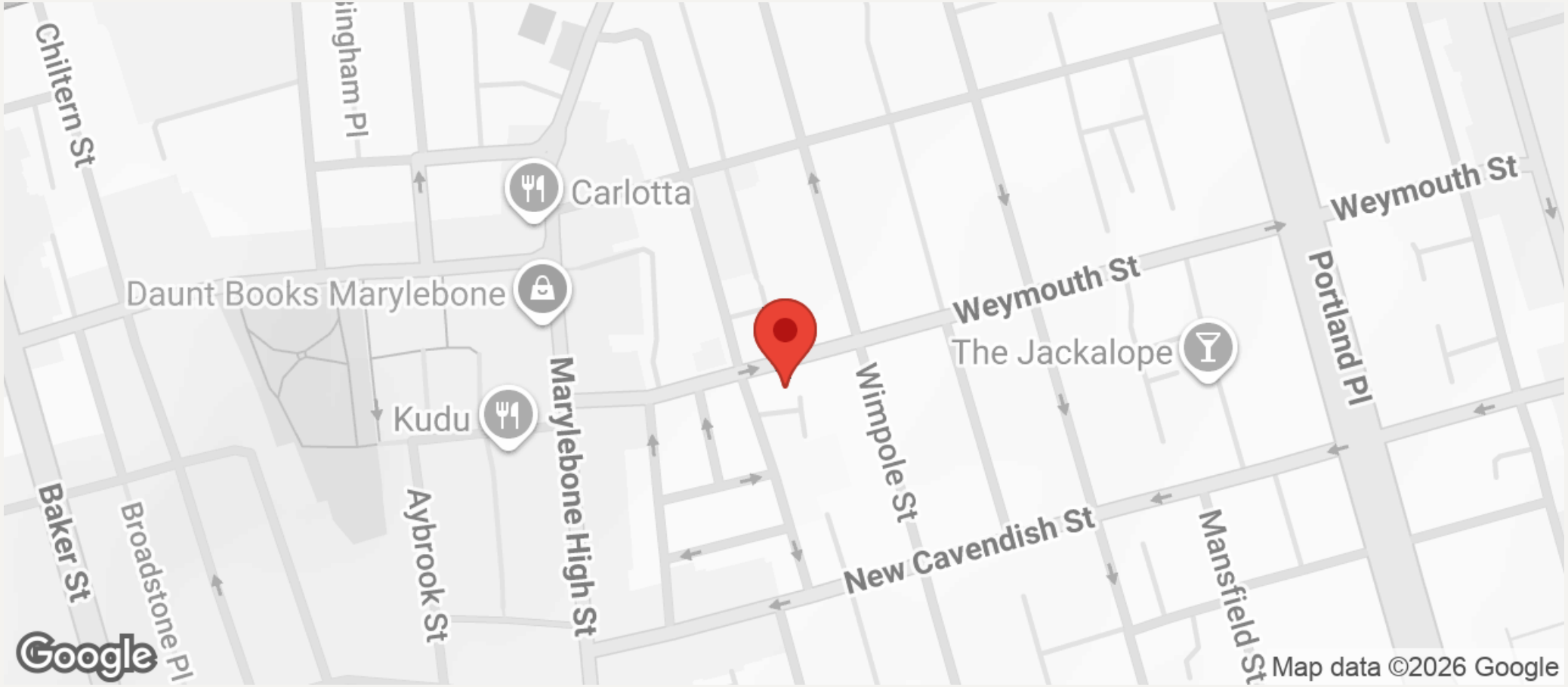
PROPERTY PHOTO PLANS.co.uk

ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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