



**JEREMY JAMES**

**WIMPOLE STREET, MARYLEBONE VILLAGE, LONDON W1**



**PRICE**

£1,995,000

**TENURE**

Leasehold - 87 Years

**SERVICE CHARGE**

£10,662.60

**GROUND RENT**

£475 per annum

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

G

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London,  
W1G 9TS

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## WIMPOLE STREET, MARYLEBONE VILLAGE, LONDON W1



### DESCRIPTION

A delightful duplex apartment on the ground and first floor of a beautiful period house in the heart of the Marylebone Village. This three bedroom, two bathroom apartment offers ample living space.

The building is located on the east side of Wimpole Street, close to the junction of New Cavendish Street. Wimpole Street is located moments away from the shopping facilities of Marylebone High Street. Bond Street and Oxford Circus underground stations together with access to the A40/M40 are within close proximity. The open spaces of Regents Park are also nearby.



### AMENITIES

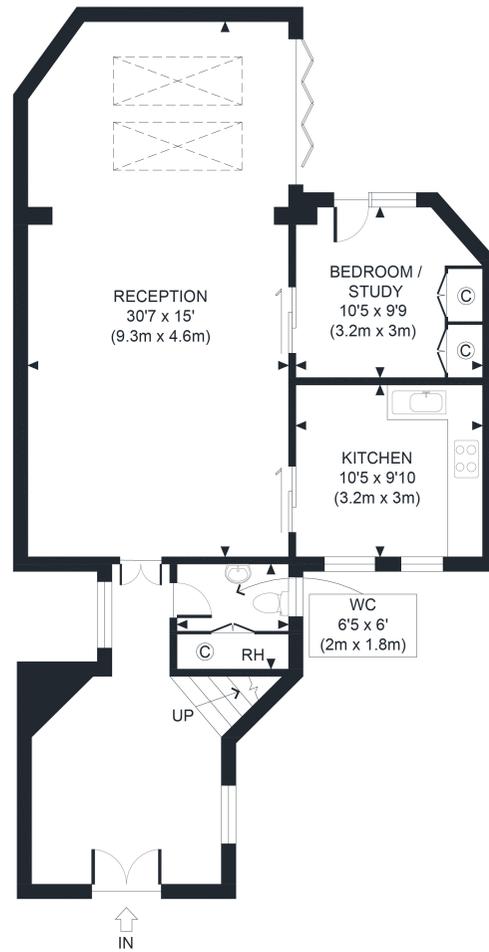
3 bedrooms

2 bathrooms

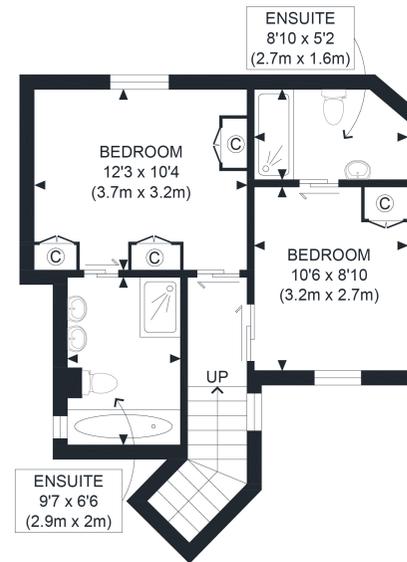
1,295 sq ft (120 sq m)

Moments from Marylebone High Street

EPC: C



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 889 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 406 SQ FT

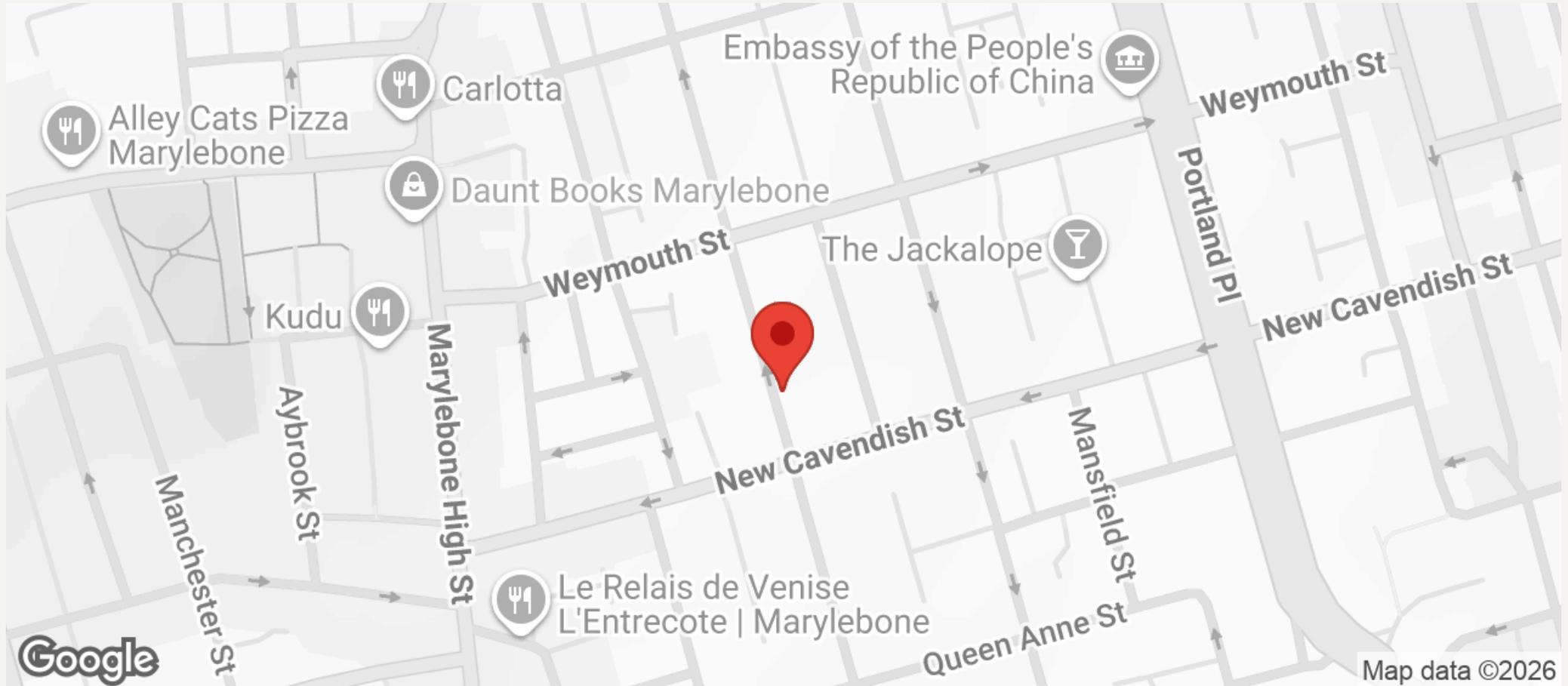
APPROX. GROSS INTERNAL FLOOR AREA 1295 SQ FT / 120 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



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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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