JEREMY JAMES

WIMPOLE STREET, MARYLEBONE VILLAGE, LONDON W1



PRICE
£1,800,000

TENURE
Leasehold - 121 Years

SERVICE CHARGE
£7,472 half yearly

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX BAND
G

EPC RATING
C

33 New Cavendish Street
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jeremyjames@jeremy-james.co.uk

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DESCRIPTION

We are pleased to bring to the market this two/three bedroom apartment located in the heart of Marylebone Village. The apartment extends to approximately 1,122 sq ft (104 sq m) and is situated on the fifth floor, served by a passenger lift.

The accommodation comprises an entrance hall, a spacious reception room, a separate kitchen, two double bedrooms, bathroom, and a separate guest WC. The principal bedroom benefits from an adjacent generous dressing room, which offers excellent potential to be converted into a third bedroom, subject to the necessary consents. The bathroom can be made en suite with the principal bedroom, and a shower can be installed within the separate W/C.

The building benefits from a resident porter, a secure underground parking space, storeroom and private communal garden.

The building is located on the east side of Wimpole Street, close to the junction with Weymouth Street. This purpose-built building is moments from the shopping facilities of Marylebone High Street. Bond Street and Oxford Circus underground stations, together with access to the A40/M40, are all within close proximity. The open spaces of Regent's Park are nearby.

AMENITIES

2/3 Bedrooms

Private Communal Garden

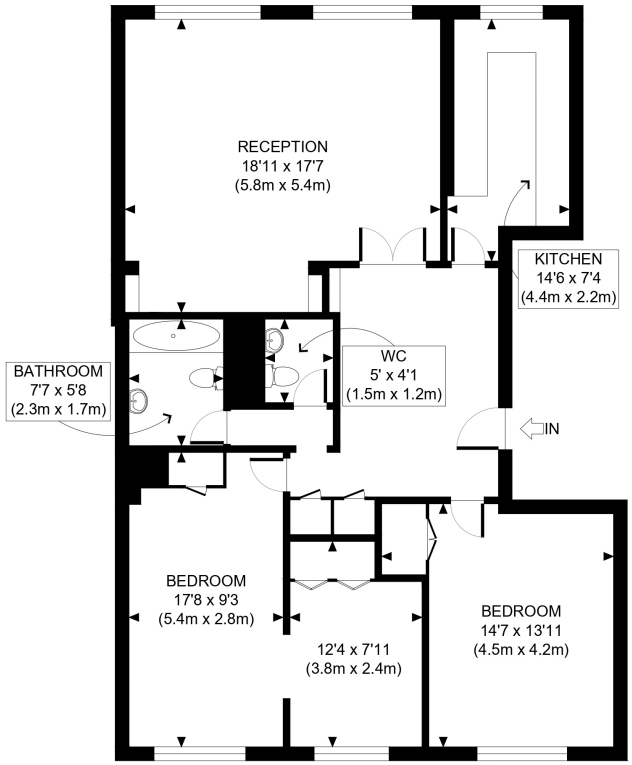
Fifth Floor with Lift

Resident Porter and Storeroom

Underground Garage (plus charging point)

EPC: C

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FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 1122 SQ FT

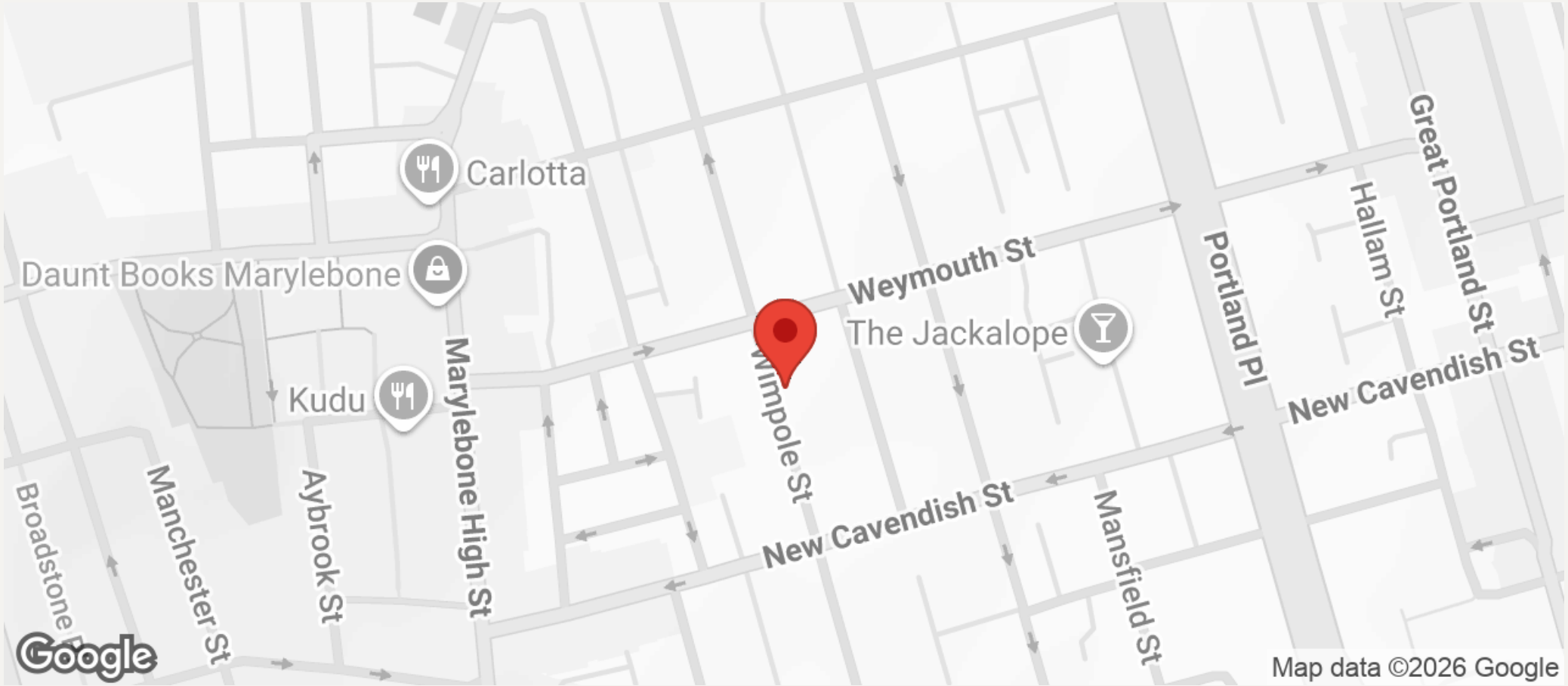
APPROX. GROSS INTERNAL FLOOR AREA: 1122 SQ FT/ 104 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client.
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 misstatement.
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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