



**JEREMY JAMES**

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



**PRICE**

£3,650,000

**TENURE**

Leasehold - 44 Years

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX BAND**

H

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### DESCRIPTION

The house is approximately 2,441 sq ft (227 sq m) and is arranged over the lower ground, ground, first and second floors. The house benefits from ample living space with entrance hall, double reception room, balcony and two south facing terraces, giving it an abundance of natural light. The house also includes an electrically operated garage and two vaults allowing for plenty of storage.

### AMENITIES

Garage

Roof Terrace

House for Sale

Moments from Marylebone High Street

EPC: E

### LOCATION

The house is located on the east side of Devonshire street at the junction of Upper Wimpole Street. The house is situated a stone's throw away from Marylebone high street. Bond Street and Baker Street underground stations together with access to the A40/M40 are within close proximity. The open spaces of Regents Park are also nearby.

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APPROX. GROSS INTERNAL FLOOR AREA WITH VAULTS: 2441 SQ FT/ 227 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT VAULTS: 2207 SQ FT/ 205 SQM

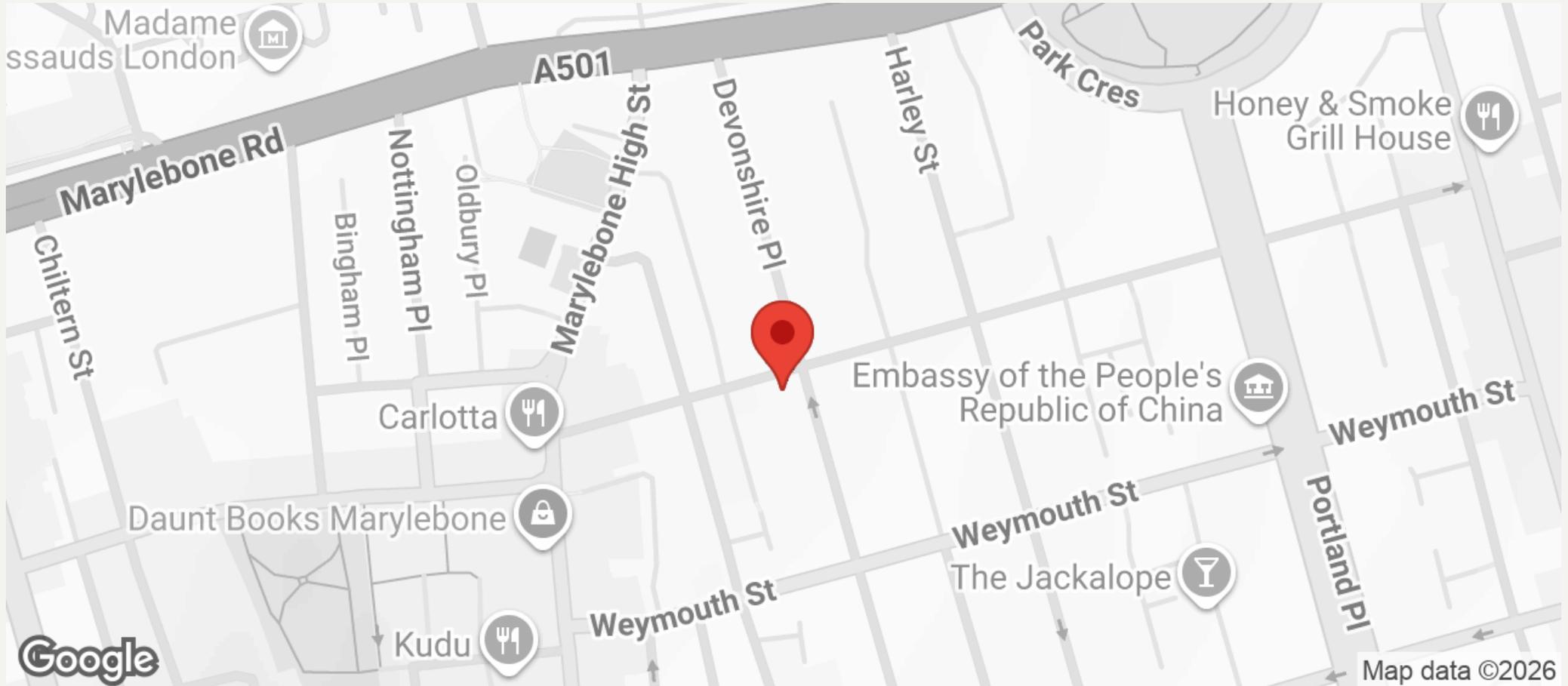
**PROPERTY PHOTO PLANS**.co.uk  
 ONE STOP SHOP FOR PROPERTY MARKETING

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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