

# UPPER WIMPOLE STREET

MARYLEBONE • W1



## Description

This incredible 8,520 sq ft Grade II listed house is located in the heart of Marylebone and has been owned by the same family for over 25 years.

The house requires refurbishment and the main five floors currently comprises 6 bedrooms, 3 bathrooms, 1 playroom, 2 reception rooms, 2 storage rooms, dining room, kitchen, study, utility room and cloakroom. The basement is currently a self-contained flat and comprises 3 bedrooms, 2 bathroom, living/dining room, kitchen, hall study and 2 outdoor patios.

There is a lift which is no longer in use but used to serve ground to second floors. A previously expired planning application which was not implemented allowed the lift to run from the basement to the second floor.

Further benefits include ample windows allowing for an abundance of natural light and high ceilings throughout.

Upper Wimpole Street is located in the heart of the Marylebone Village, just two streets over from the eclectic High Street and a short walk from the critically acclaimed Chiltern Street and the green open spaces of Regent's Park.

## Terms

**Tenure:** Freehold

**Local Authority:** City of Westminster

**Guide Price:** £11,950,000

There is a 1,520 sq ft connected mews house, which may be available by separate negotiation. The house comprises 2 bedrooms, 2 bathrooms, reception room, kitchen and private parking.







**Approximate Gross Internal Floor Area  
791.53 sq.m./8,520 sq.ft.**

(Including restricted height area, vaults, eaves storage and garage).  
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars