



LDG

7 WEYMOUTH MEWS

Marylebone

£1,495,000_{STC}



7 Weymouth Mews





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**ADDRESS**

7 Weymouth Mews, London

POSTCODE

W1G 7DZ

THE SPACE

Situated down the quiet cobbles of a delightful Mews, this chic two-bedroom apartment offers spacious living in a superb location. Positioned on the first floor of a small purpose-built block, the accommodation features a bright west-facing reception room with a good view, a separate modern kitchen, and two shower rooms. There is also the benefit of a basement storage cage. Importantly, there is a long lease with a share of the freehold.

Moments from the High Street and The Regents Park, this is an ideal home for anyone looking to embrace quintessential Marylebone living.

ACCOMMODATION**& FEATURES**

- Long Lease
- Share of Freehold
- Fantastic Condition
- Gas Central Heating
- First Floor
- Two Bedrooms
- Two Bath Rooms
- 24hr Concierge
- Storage Cage

ON YOUR DOORSTEP

108 Brasserie
Caravan
Clipstone
Carlotta
Naroon

PRICE

£1,495,000, subject to contract

SERVICE CHARGE

£7,500 pa. includes heating, hot water, 24hr concierge, building insurance and a £1000 sinking fund contribution.

COUNCIL TAX

City of Westminster Band G

GROUND RENT

Nil

TENURE

983 year lease and share-of-Freehold

RESIDENTS PARKING

Yes. The Famous F Zone

COMMUTE

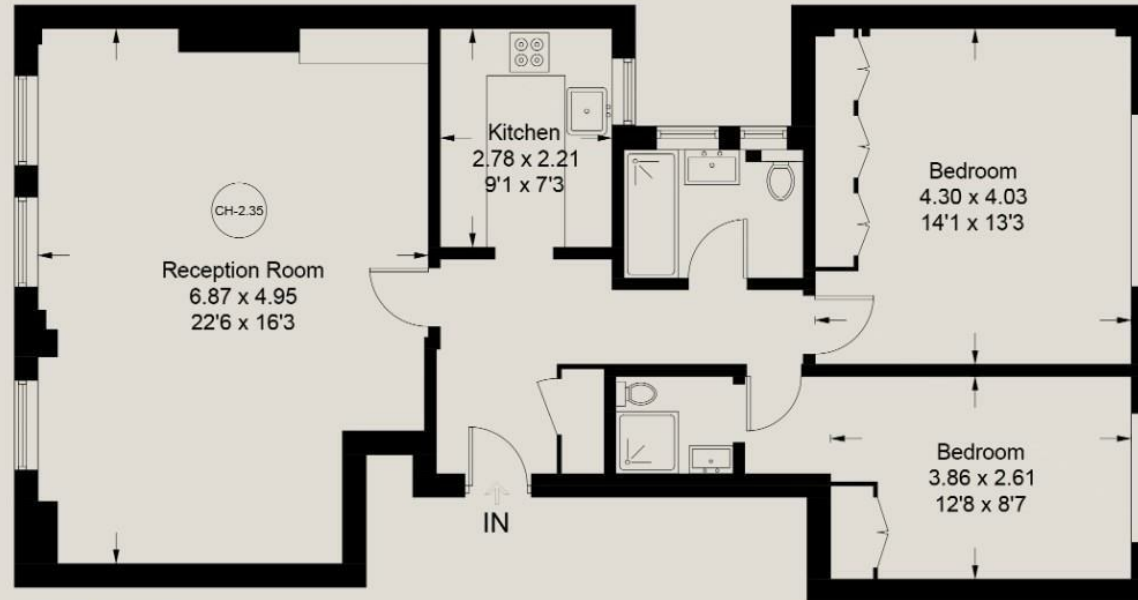
Regents Park Station 600m
Great Portland Street Station
600m
Oxford Circus 800m

Weymouth Mews

Approximate Gross Internal Area = 84.9 sq m / 914 sq ft
(Excluding Storage Cage)



(Not Shown In Actual
Location / Orientation)



First Floor

Floor Plan

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1057130)

Ready to talk?



**BEN
EVEREST**

DD: 020 7290 0592
M: 07944 967637
E: ben@ldg.co.uk



**DAVID
CALDEIRA**

DD: 020 4513 6756
M: 07368 333 545
E: david@ldg.co.uk



**EMLYN
YOUNG**

DD: 020 7290 0593
M: 07881 971 315
E: emlyn@ldg.co.uk



**DEE
LY**

DD: 020 4542 4872
T 020 7580 1010
E: dee@ldg.co.uk