



LDG

7 WEYMOUTH MEWS

Marylebone

£1,495,000<sub>STC</sub>



7 Weymouth Mews





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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
- oncierge
- 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**

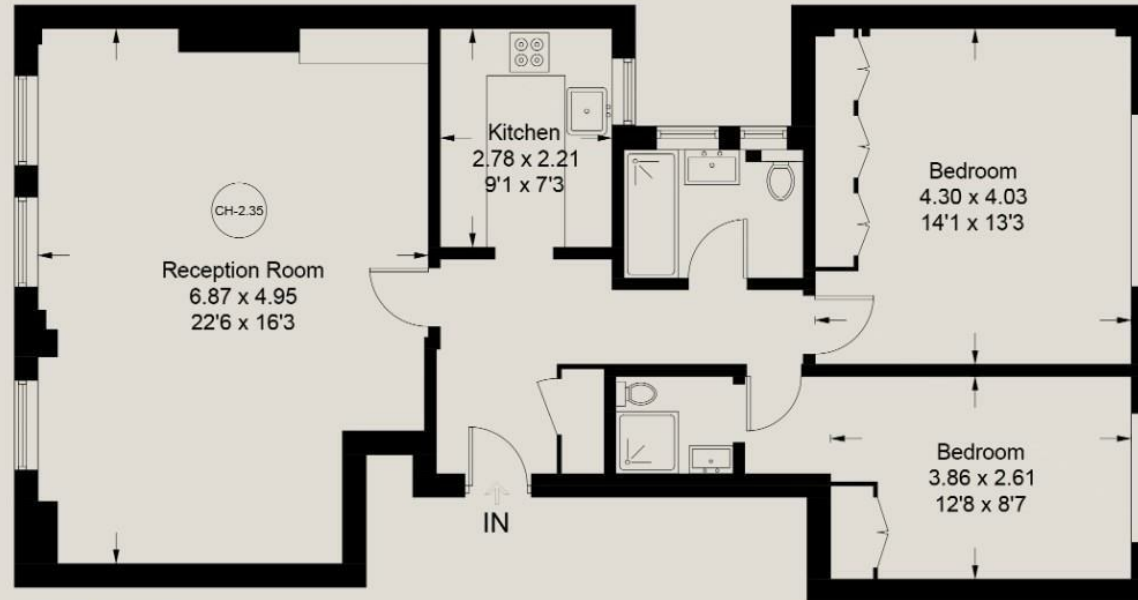
Regents Park Station 600m  
Great Portland Street Station  
600m  
Oxford Circus 800m

# 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?



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