

Wimpole Street, Marylebone WIG



Wimpole Street, Marylebone **WIG**

A duplex apartment with extensive outside space in one of Marylebone's most sought-after streets. This home offers accommodation and entertaining space across 2,338 sq ft. It showcases a principal suite with an en suite bathroom, a dressing room, and a study area leading to the bedroom. There are two additional bedrooms with built in wardrobes, a second bathroom, a separate guest cloakroom, a large open plan reception and dining room, a separate kitchen with a utility room and a garage with storage. The highlight of the apartment is the large courtyard garden that can be accessed from the reception room and principal suite. There's also an upper terrace accessed from the ground floor. Residents of 65 Wimpole Street also benefit from a resident caretaker.



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Guide price: £3,750,000

Tenure: Leasehold: approximately 122 years remaining

Service charge: £10,420.40 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: H







Location

Wimpole Street is ideally located for the variety of prime shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Regent's Park and Hyde Park. Excellent transport links from Regent's Park, Great Portland Street, and Bond Street stations make it easy to get around London.

Approximate Gross Internal Floor Area 217.2 sq m / 2,338 sq ft

Garage 24.8 sq m / 267 sq ft

Total 242 sq m / 2,605 sq ft

Including Limited Use Area (0.7 sq m / 7 sq ft) 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.



Knight Frank

Marylebone

Unit 49

55 Baker Street

London W1U 8EW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Ali Mathews

+44 20 3435 6443, +44 20 3925 1513

ali.mathews@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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