



UPPER WIMPOLE STREET

Marylebone W1G



EXCEPTIONAL TOWNHOUSE IN PRIME MARYLEBONE LOCATION

A rare and exceptional ten-bedroom, eight-bathroom grade II listed townhouse in the heart of Marylebone village. Upper Wimpole Street is superbly located for the world class amenities of Marylebone and the West End together with the greenery of Regent's Park.

			EPC
10	8	5	C
Grade II listed			

Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold: New 250 year lease

Guide Price: £9,950,000



UNIQUE PROPERTY

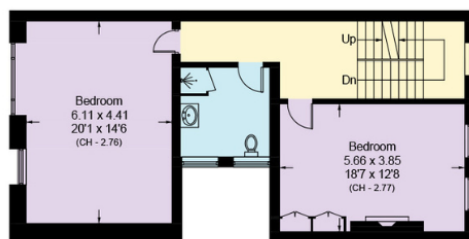
This impressive six-storey townhouse with an adjoining two-bedroom mews house and two private garages spans over 8,000 sq ft of elegant living. The ground floor showcases lofty ceilings and a bright open-plan kitchen and reception, illuminated by skylights. A large bedroom and stylish family bathroom complete this level. The first floor hosts formal reception and dining rooms with ceilings over 3m and expansive sash windows, offering light-filled grandeur. Across the second and third floors, you'll find four refined bedrooms, two sleek shower rooms, and a luxurious main bathroom. The fourth floor provides two further bedrooms, a laundry area, and a modern shower room, ideal for guests or family. The lower ground floor, self-contained for privacy, includes a spacious reception, two bedrooms, fully equipped kitchen, contemporary shower room, and cloakroom, perfect for staff or extended family. The mews house in Devonshire Mews South offers two garages, a bedroom and shower room on the ground floor, and an open-plan living area with bedroom and bathroom above.

This period home combines high ceilings, fine detailing, air conditioning (selected rooms), and a private patio, embodying refined Marylebone living.

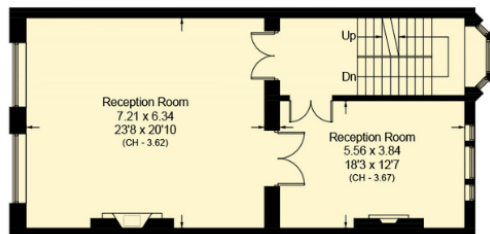




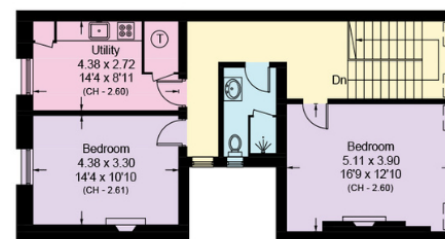




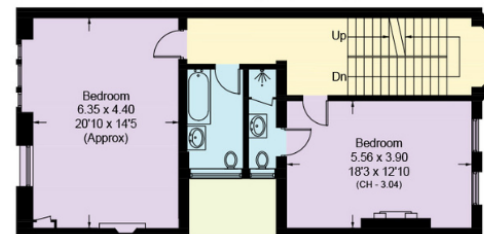
Third Floor
Approximate Area = 77 sq m / 829 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



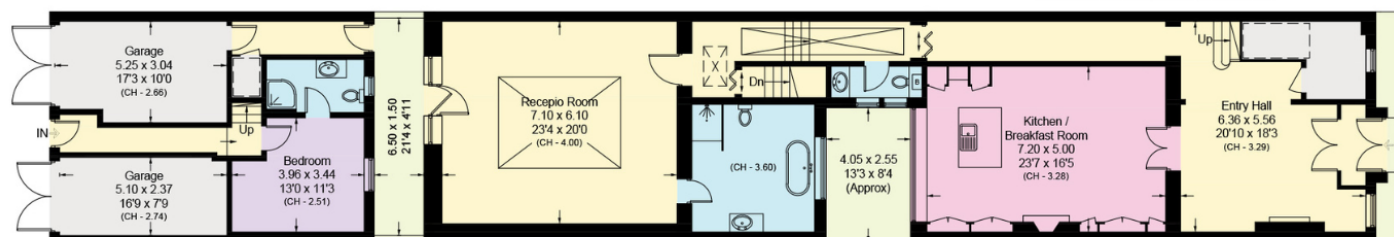
First Floor
Approximate Area = 85.2 sq m / 917 sq ft



Fourth Floor
Approximate Area = 73.1 sq m / 787 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)

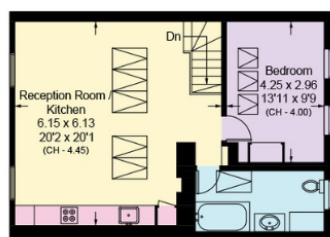


Second Floor
Approximate Area = 80.3 sq m / 864 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)

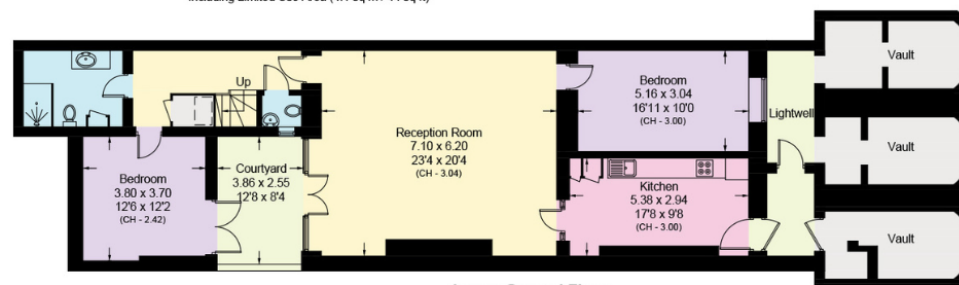


Mews - Ground Floor
Approximate Area = 60 sq m / 646 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft) and Garages

Ground Floor
Approximate Area = 164.3 sq m / 1768 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)



Mews - First Floor
Approximate Area = 58.3 sq m / 627 sq ft



Lower Ground Floor
Approximate Area = 117.6 sq m / 1266 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft) / Excluding Pavement Vaults

Approximate Area Main House = 597.5 sq m / 6431 sq ft
Approximate Area Mews House = 118.3 sq m / 1273 sq ft (Including Garages)
Total = 748.4 sq m / 8055 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID76266)

We would be delighted
to tell you more.

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