

# Wyndham Place

London • • W1H 2PY  
Per Month: £3,500 Per Month



coopers  
est 1986

# Wyndham Place

London • • W1H 2PY

Located within this highly sought-after area, this large two-bedroom basement apartment benefits from generous proportions and is finished to a beautiful standard throughout. Both bedrooms are double bedrooms with ample of space for storage. The reception area is naturally well lit from the rear windows. Further benefitting from a large separate kitchen/hallway area and two modern bathrooms, one en-suite walk-in shower and the main bathroom holds a stunning bath tub with underfloor heating throughout.

Private residents access to Bryanston Square gardens.

Wyndham Place is a quiet road just around the corner from Baker Street itself. Local transport links include Baker Street Underground station (Metropolitan, Bakerloo, Jubilee, Circle and Hammersmith & City lines, Zone 1) with access to Canary Wharf via the Jubilee line in less than 30 minutes. Baker Street offers a wide selection of restaurants and cafes as well as Marylebone High Street which boasts a further selection of high street stores, pubs, restaurants and supermarkets including a large Waitrose. The green open spaces of Hyde Park and Regent's Park are also a moment's walk from the property.

Huge two double bedroom lower ground floor  
apartment

Separate entrance

Two large modern bathrooms

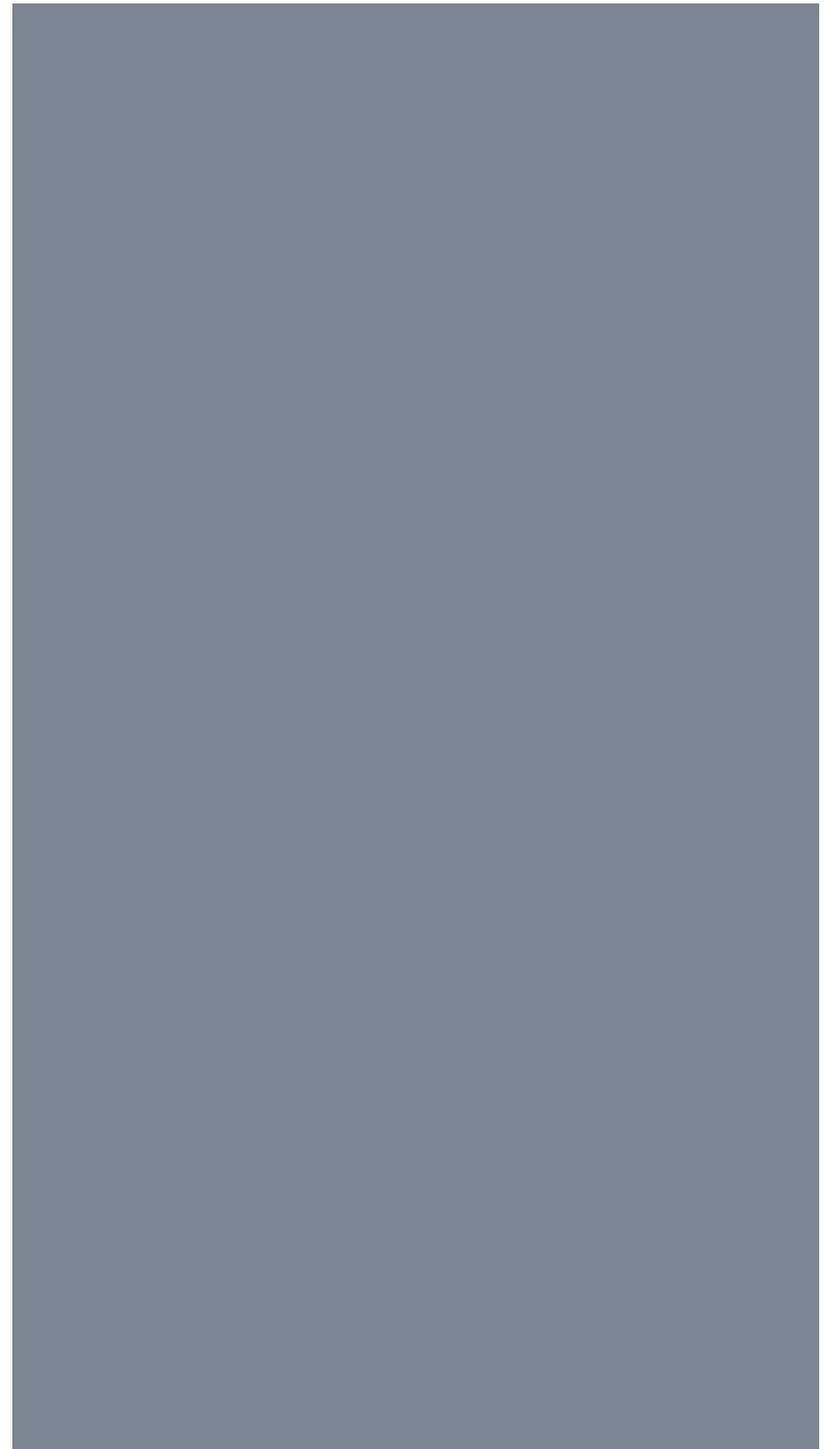
Recent refurbishment works

Residents access to Bryanstone Square Gardens

Furnished

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Schools:

Located within this highly sought-after area, this large two-bedroom basement apartment benefits from generous proportions and is finished to a



### Train:



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Lower Ground Floor

Wyndham Place, London, W1T

Total Gross Area: 1028 ft<sup>2</sup> ... 95.5 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

0207 580 9658

22 Cleveland Street, Fitzrovia,  
London, W1T 4JB

info@coopersonlondon.co.uk

CoopersResidential.co.uk

**coopersonlondon**  
est 1986

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
92-100	A		
89-91	B		
86-88	C		
83-85	D		
81-82	E		
79-80	F		
77-78	G		
Not energy efficient - higher running costs			
England & Wales		63	77
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.