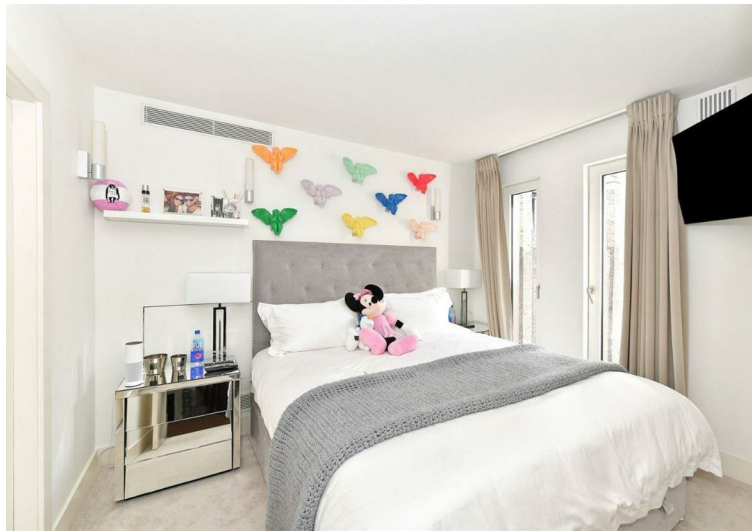


## Weymouth Street, Marylebone, W1W £5,200 Per Month Furnished

A contemporary apartment situated within an impressive portered block designed by Make, Ken Shuttleworth's renowned architecture practice located close to the open spaces of Regent's Park and all the amenities of Oxford Street.

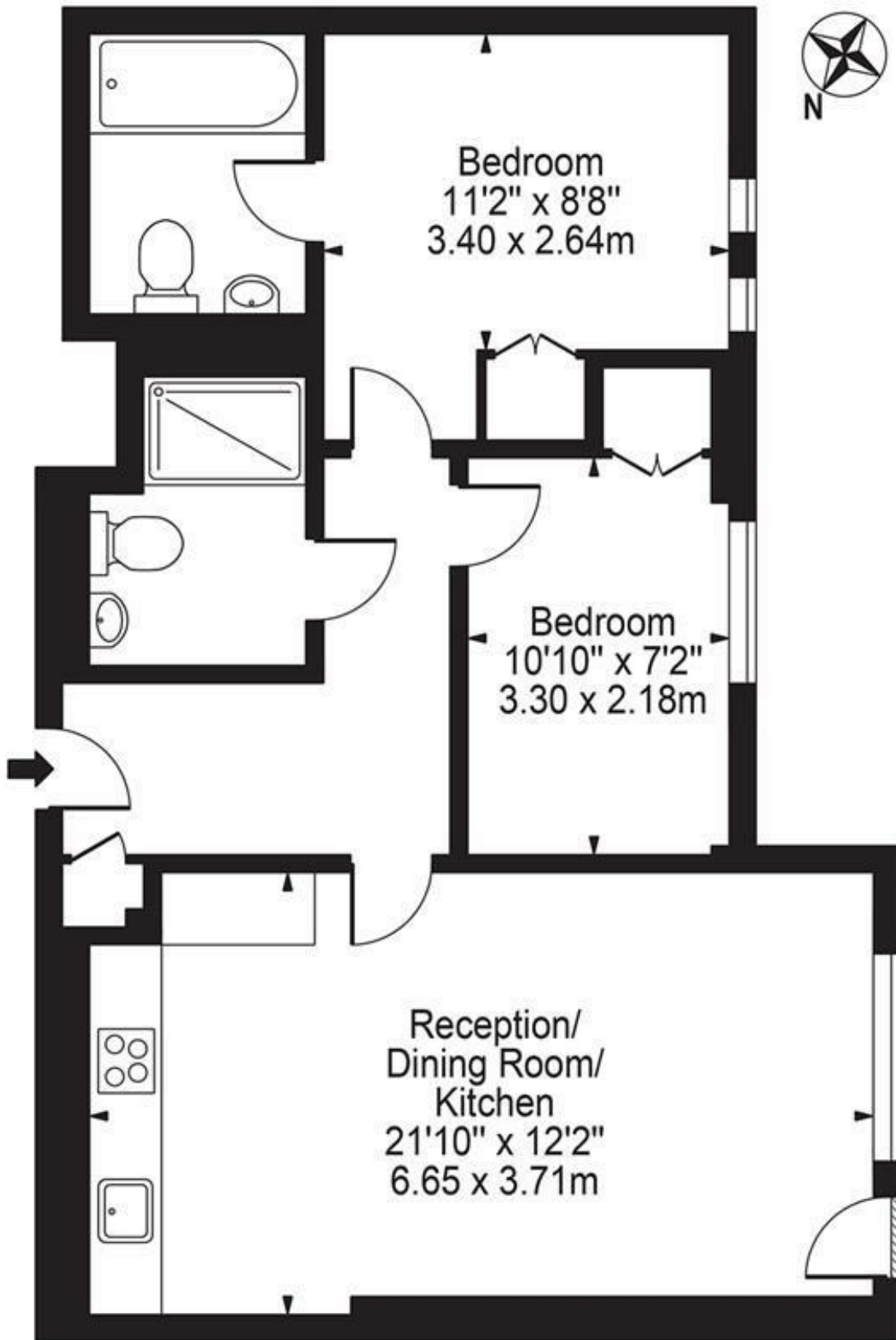
The apartment comprises an open plan kitchen/reception room, two bedrooms, two bathrooms and balcony. Benefits include 24 hour security, passenger lift, concierge, housekeeping services, flat screen television sets, video entry phones, and many more features.

Weymouth Street is equidistant to Baker Street and Oxford Street offering great transport links and a multitude of shops, bars, cafes and restaurants. Marylebone High Street is also on your doorstep offering a buzzing village atmosphere. The closest transport links are Bond Street (Central Line) connecting you to the city and Baker Street (Jubilee, Bakerloo, Metropolitan, Hammersmith and City and Circle lines).



# Weymouth Street

Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



## Fourth Floor

For Illustration Purposes Only - Not To Scale

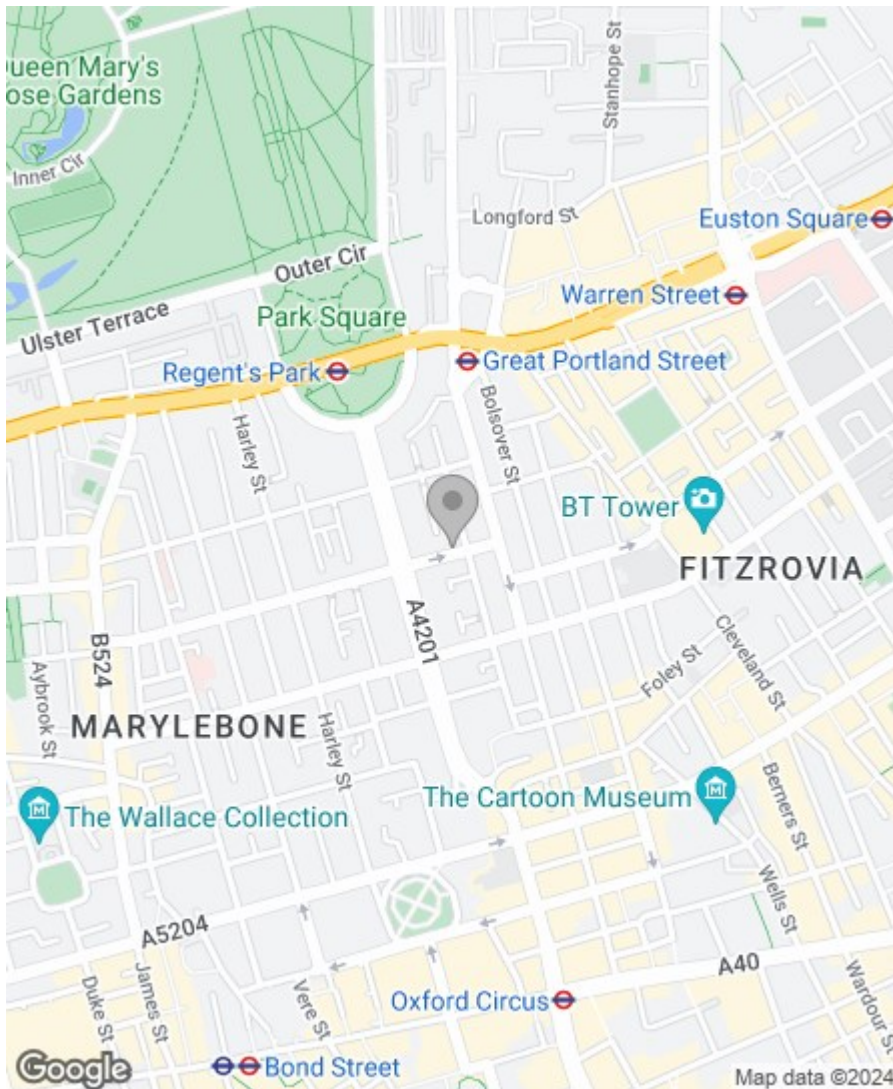
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Property Overview

Location	Marylebone, W1W
Price	£5,200 Per Month
Bedrooms	2
Bathrooms	2
Receptions	1
Council	Westminster
Tax Band	F
Furnishing	Furnished

## Key Features

- 2 Bedrooms
- 2 Bathrooms
- Balcony
- Porter
- Wooden Floors
- Great Location
- Close to Transport Links
- Bright & Spacious



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>89</b>	<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

EU Directive  
2002/91/EC



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

