

# LCP/PrivateOffice

est.1990

Wimpole Street, Marylebone W2  
Asking Price £1,000,000 STC



## Description

A two bedroom, two bathroom apartment in an attractive period building which benefits from lift and porter.

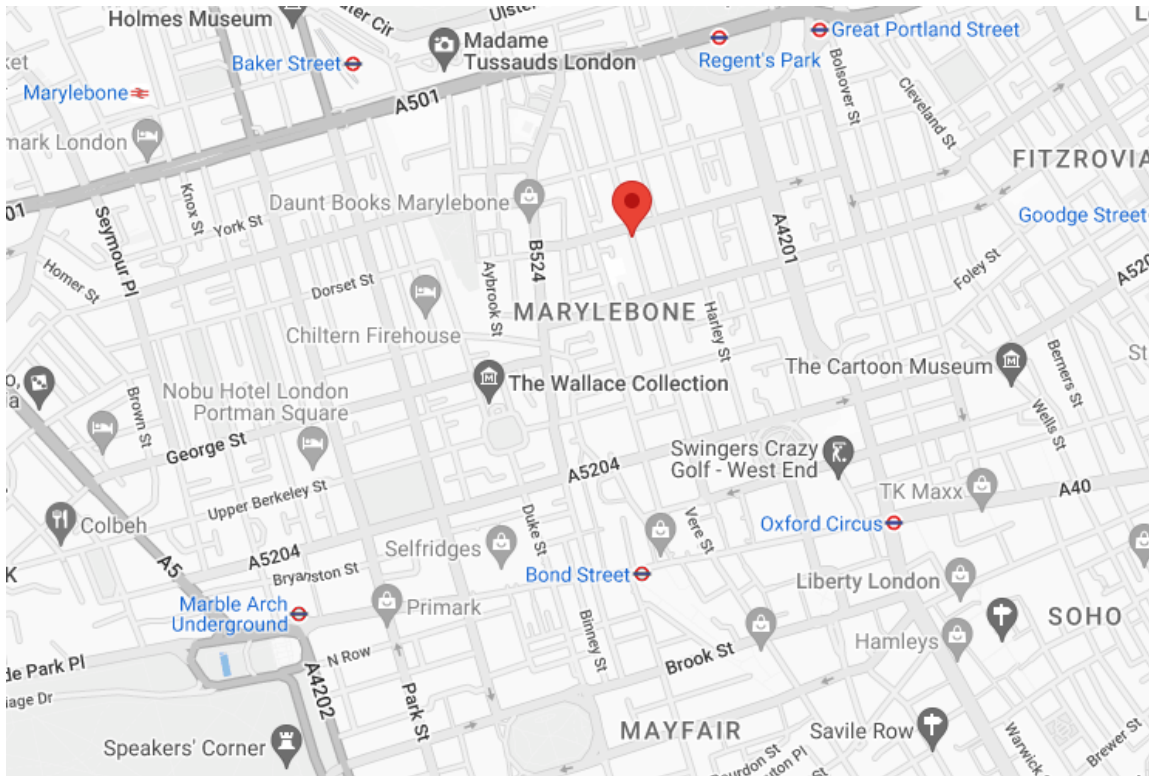
The property comprises a spacious reception room which leads through to a modern kitchen with built in appliances, master bedroom with ensuite shower room, second bedroom and a family bathroom.

The property sits on the corner of Wimpole and Weymouth Streets, equidistant between Marylebone High Street and Harley Street. Closest transport links are Baker Street or Regent's Park (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) and Bond Street (Central, Jubilee and Elizabeth Lines) is less than half a mile away. The 410 acres of Regent's Park are the closest green space.

## Accommodation

1<sup>st</sup> Floor Flat | Open Plan Kitchen / Reception Room | Master Bedroom | Ensuite Shower Room | Bedroom 2 | Bathroom | Lift | Porter | 695 sq ft (65 sq m)

<b>Asking Price</b>	£1,000,000 STC
<b>Lease</b>	c.86 years remaining
<b>Service Charge</b>	£5,080 per annum
<b>Ground Rent</b>	£800pa
<b>Council Tax</b>	Westminster Band G



## Wimpole Street, W1

Approx. Gross Internal Area \*  
695 Sq Ft - 64.57 Sq M



Kitchen  
11' x 7'3"  
(3.35 x 2.21m)

Reception  
Room  
15'6" x 13'6"  
(4.72 x 4.11m)

Bedroom  
12' x 8'  
(3.66 x 2.44m)

Bedroom  
12'9" x 10'3"  
(3.89 x 3.12m)

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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>	76
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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>	74
(1 - 20) <b>G</b>	80
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.





LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733





LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733



# LCP/PrivateOffice

est.1990

LCP House, Ogle Street, London W1W 6HU  
sales@lcpprivate.com  
020 7723 1733