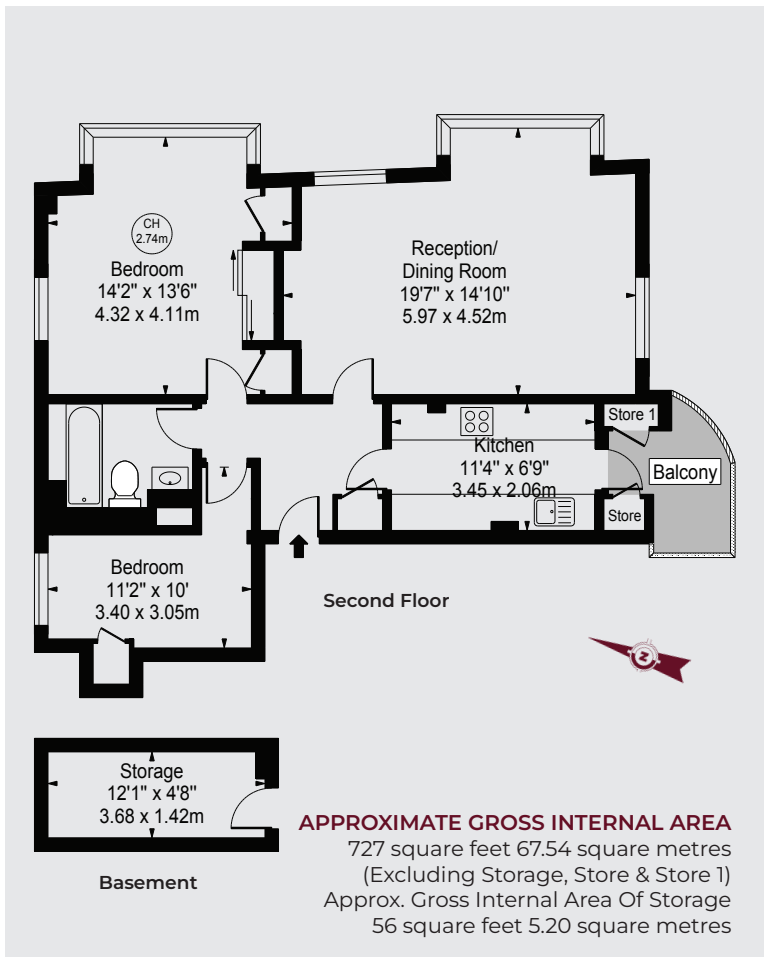




Wesley Court  
Paddington W2

**M**askells





We are pleased to offer for sale this short-lease, two-bedroom flat, boasting excellent natural light throughout. Located on the second floor of a well-regarded purpose-built block in the heart of Marylebone Village, this property offers a prime location just a short distance from the vibrant Marylebone High Street.

### ACCOMMODATION AND AMENITIES

- TWO BEDROOMS: SPECIOUS AND WELL-LIT
- LOCATION: SITUATED IN A POPULAR BLACK WITHIN MARYLEBONE VILLAGE
- SECOND FLOOR: ELEVATED POSITION OFFERING A QUIETER LIVING ENVIRONMENT
- NATURAL LIGHT: THE FLAT BENEFITS FROM LARGE WINDOWS ENSURING AMPLE NATURAL LIGHT
- PROXIMITY: CLOSE TO MARYLEBONE HIGH STREET, PROVIDING ACCESS TO A VARIETY OF SHOPS, RESTAURANT AND AMENITIES
- OUTSIDE SPACE: SOUTH FACING BALCONY



### TERMS

**Asking Price** £400,000  
**Tenure** Leasehold, expiring on 3 April 2036  
**Service Charge** Approx £4,500 per annum  
**Ground Rent** £50 rising to £75  
**EPC** C  
**Council Tax Band** F  
**Local Authority** Westminster City

# Maskells

Tel: 020 7590 1300  
 sales@maskells.com  
 lettings@maskells.com

[maskells.com](https://www.maskells.com)



@maskellsea

*Let's talk Mortgages*

**CLICK HERE**

Maskells has partnered with Private Finance, an independent mortgage broker, directly authorised with specialist knowledge and whole of market access.

[Privatefinance@maskells.com](mailto:Privatefinance@maskells.com)

Your home may be repossessed if you do not keep up repayments on your mortgage



We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.