



WIMPOLE STREET

Marylebone, W1G



SPACIOUS DUPLEX APARTMENT IN HEART OF MARYLEBONE

A duplex apartment with extensive outside space in one of
Marylebone's most sought-after streets.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold: Approximately 121 years remaining

Service charge: £10,420.40 per annum, reviewed every year, next review due 2025

Guide price: £3,395,000



BRIGHT INTERIORS

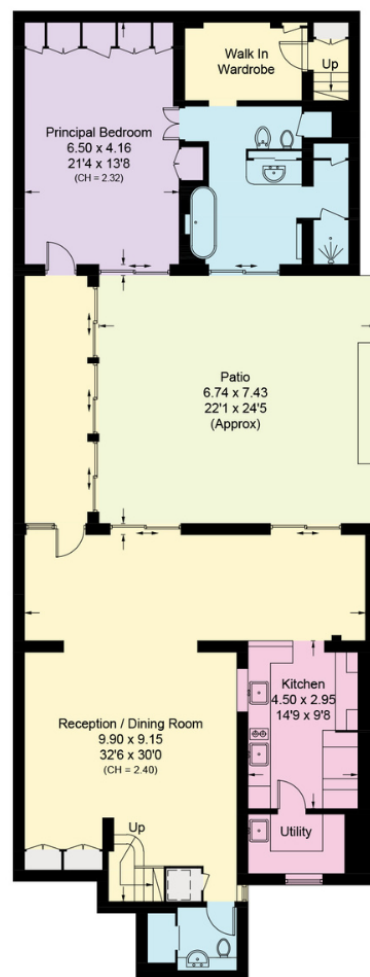
This home offers accommodation and entertaining space across 2,338 sq ft. It showcases a principal suite with an en suite bathroom, a dressing room, and a study area leading to the bedroom. There are two additional bedrooms with built in wardrobes, a second bathroom, a separate guest cloakroom, a large open plan reception and dining room, a separate kitchen with a utility room and a garage with storage. The highlight of the apartment is the large courtyard garden that can be accessed from the reception room and principal suite. There's also an upper terrace accessed from the ground floor. Residents of 65 Wimpole Street also benefit from a resident caretaker.

Wimpole Street is ideally located for the variety of prime shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Regent's Park and Hyde Park. Excellent transport links from Regent's Park, Great Portland Street, and Bond Street stations make it easy to get around London.

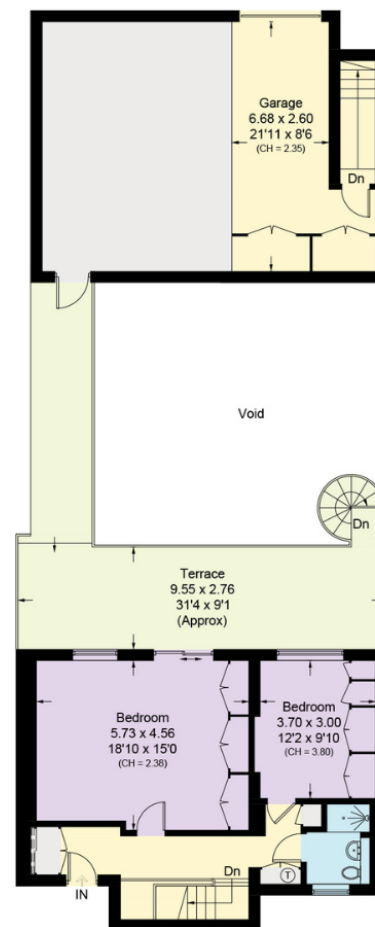








Lower Ground Floor
Approximate Area = 159.7 sq m / 1719 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Ground Floor
Approximate Area = 57.5 sq m / 619 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)

Approximate Gross Internal floor area = 217.2 sq m / 2338 sq ft
Garage = 24.8 sq m / 267 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. (ID767266)

We would be delighted
to tell you more.

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