



Weymouth Court, 1 Weymouth Street,  
Marylebone, W1W

Asking Price £1,000,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

SOLE AGENTS Napier Watt are pleased to offer for sale this bright, second floor apartment, with a GIA of approx 1,553 sqft / 144sqm. Laid out with a double reception room, four bedrooms, two shower rooms. The apartment has good ceiling height 2,92m within the main areas.

Residents benefit from lift access and the services of a daytime porter. Perfectly positioned within Weymouth Street, the apartment is just moments from the restaurants, cafes, and boutique shops of Marylebone Village and Fitzrovia, while the open spaces of Regent's Park are nearby. Excellent transport connections are available from Regent's Park, Great Portland Street, and Goodge Street stations.

Entrance Hall, Double Reception Room With Two Bay Windows, Kitchen / Breakfast Room, Four Bedrooms, 2 Shower Rooms, Lift, Day Porter.

NB Please note this property is held on a 19 year lease. 71 years from 25 March 1973. It is possible to extend this subject to the normal criteria and a premium. The buyer must undertake full due diligence.

## Key Features

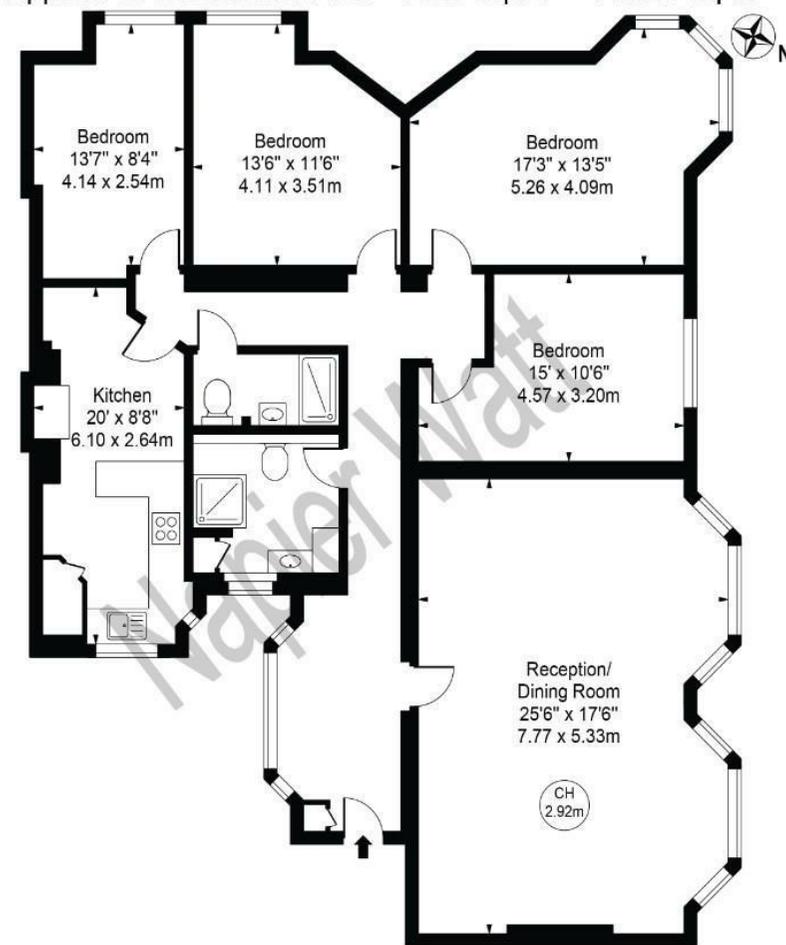
- SECOND FLOOR WITH LIFT
- 2.92M CEILING HEIGHT
- LOCATED BETWEEN MARYLEBONE AND FITZROVIA
- LEASEHOLD 19 YEARS

## Terms

Leasehold : 71 years from 25 March 1973 ie 19 years  
 Ground Rent : £75 per half year  
 Service Charge : £5,767 per half year inc reserve fund  
 Council Tax : Westminster G

## Weymouth Court

Approx. Gross Internal Area 1553 Sq Ft - 144.28 Sq M



Second 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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.