



Weymouth Street, London W1G

Guide Price
£7,450,000

Tenure: Freehold

Bedrooms: 5

Bathrooms: 3

Receptions: 4

An exceptionally rare opportunity to acquire a substantial double-fronted, four-storey stucco-fronted Freehold house situated in the very heart of Marylebone Village.

Held within the same family ownership since 1976, this distinguished period residence now offers an incoming purchaser the chance to refurbish and reconfigure a truly special Central London home to their own specification. The property retains an abundance of natural light, impressive ceiling heights and elegant proportions throughout, centred around a striking feature staircase and commanding street presence.

The principal house currently comprises 3/4 reception rooms, 3/4 bedrooms, a kitchen/breakfast room, bathroom, utility room with WC, and guest cloakroom facilities.

In addition, the lower ground floor is presently arranged as a self-contained two-bedroom apartment with its own private entrance, reception room, kitchen and bathroom, together with a laundry room and useful storage vaults.

Further benefits include gas central heating and hot water supplied via two boilers, residents' parking, and approved planning permission for the creation of a south-facing roof terrace to the rear of the second floor.

This is a rare opportunity to create a magnificent family home in one of Marylebone's most sought-after locations, with exceptional flexibility to design the layout, living accommodation and bedroom arrangements to suit individual requirements.

Working in partnership with Simon Hedley Properties.

- Freehold
- Double Fronted House
- Rare To The Market
- Self Contained LGF Flat
- Planning Permission For A Roof Terrace
- Located In The Heart Of Marylebone Village

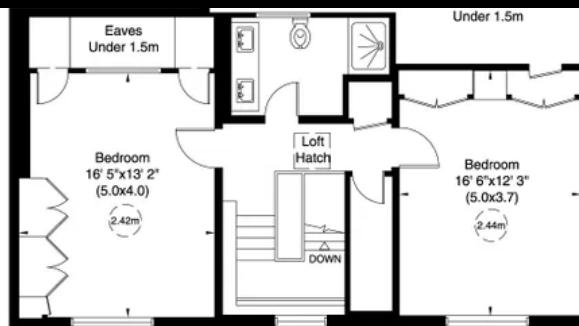




432 Sq m (4655 Sq ft) Including Vault, Loft and Under 1.5m
 371 Sq m (3992 Sq ft) Excluding Vault, Loft and Under 1.5m

For identification only, Not to Scale

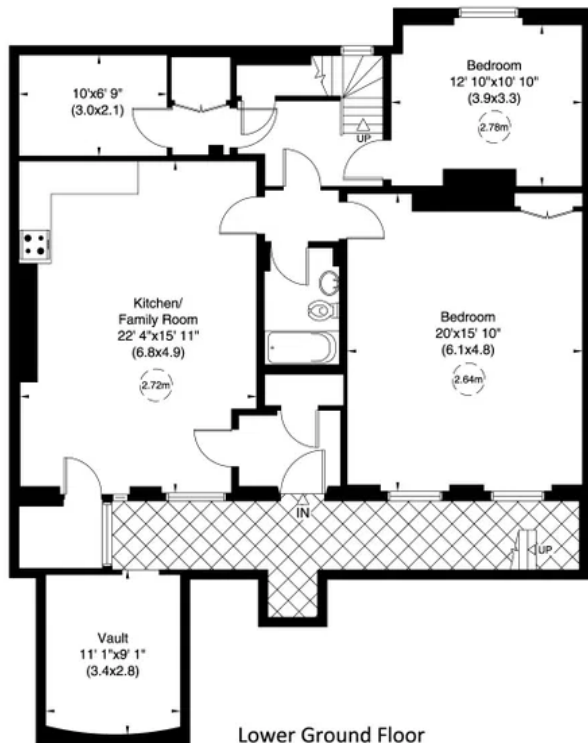
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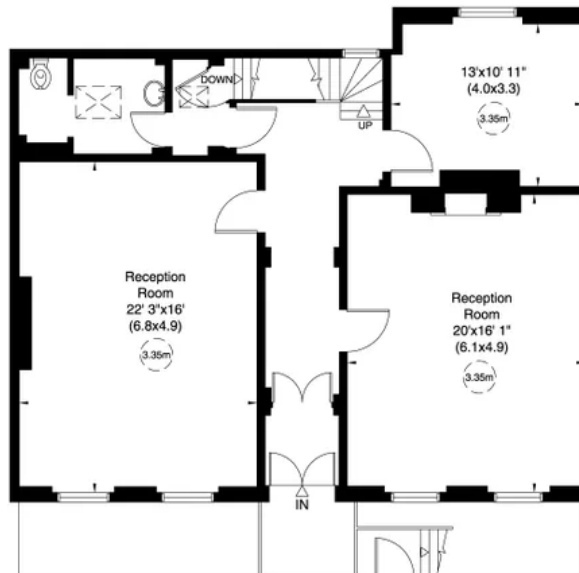
Second Floor



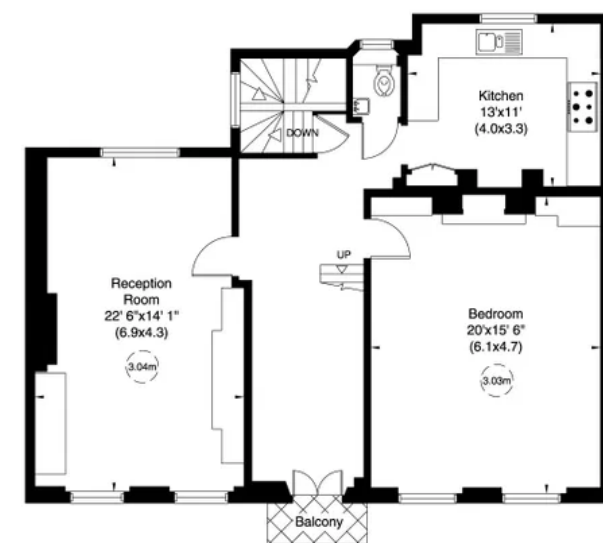
Loft



Lower Ground Floor



Raised Ground Floor



First Floor

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