



Wyndham Place, W1H 2PY
Offers In Excess Of £825,000

coopers
OF LONDON EST. 1986

Wyndham Place, W1H

- Huge two double bedroom lower ground floor apartment
- Separate entrance
- Two large modern bathrooms
- Recent refurbishment works
- Residents access to Bryanstone Square Gardens
- Chain free

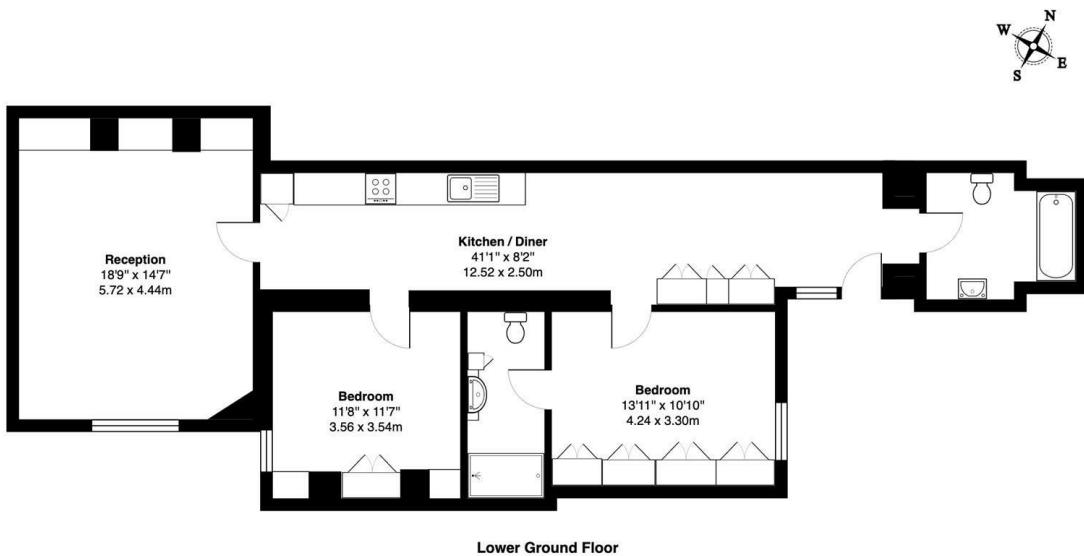
Located within this highly sought-after area, this large two-bedroom lower ground floor apartment benefits from generous proportions and is finished to a beautiful standard throughout. Both bedrooms are double bedrooms with ample of space for storage. The reception area is naturally well lit from the rear windows. Further benefitting from a large separate kitchen/hallway area and two modern bathrooms, one en-suite walk- in shower and the main bathroom holds a stunning bath tub with underfloor heating throughout. Private residents access to Bryanston Square gardens.

Wyndham Place is a quiet road just around the corner from Baker Street itself. Local transport links include Baker Street Underground station (Metropolitan, Bakerloo, Jubilee, Circle and Hammersmith & City lines, Zone 1) with access to Canary Wharf via the Jubilee line in less than 30 minutes. Baker Street offers a wide selection of restaurants and cafes as well as Marylebone High Street which boasts a further selection of high street stores, pubs, restaurants and supermarkets including a large Waitrose. The green open spaces of Hyde Park and Regent's Park are also a moment's walk from the property.

Service charge cost - £2800 PA







Wyndham Place, London, W1T

Total Gross Area: 1028 ft² ... 95.5 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Viewing

Strictly by appointment with:
Coopers of London, 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersoflondon.co.uk

0207 580 9658

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