



**Melcombe Regis Court, Weymouth Street. W1G**

Guide Price  
**£2,500,000**

## Tenure: Leasehold- 97 Years

A bright and spacious three-bedroom lateral apartment situated on the fourth floor of a well-maintained portered building with two passenger lifts. Measuring just over 1,350 sq ft, the apartment offers excellent living space and plenty of natural light throughout. The generous double reception room is a particular feature, with four large windows creating a bright and welcoming atmosphere. There is also a modern fully fitted kitchen.

The spacious principal bedroom benefits from an en-suite bathroom, while the second double bedroom also has en-suite facilities. A third double bedroom, currently arranged as a home office, provides flexible accommodation depending on individual requirements. A separate guest WC completes the layout. Residents benefit from a dedicated porter, as well as communal heating and hot water.

Ideally located in the heart of Marylebone, the apartment is within easy reach of the boutiques, cafés and restaurants of Marylebone Village, the open spaces of Regent's Park, and excellent transport links from Baker Street, Bond Street and Marylebone stations.

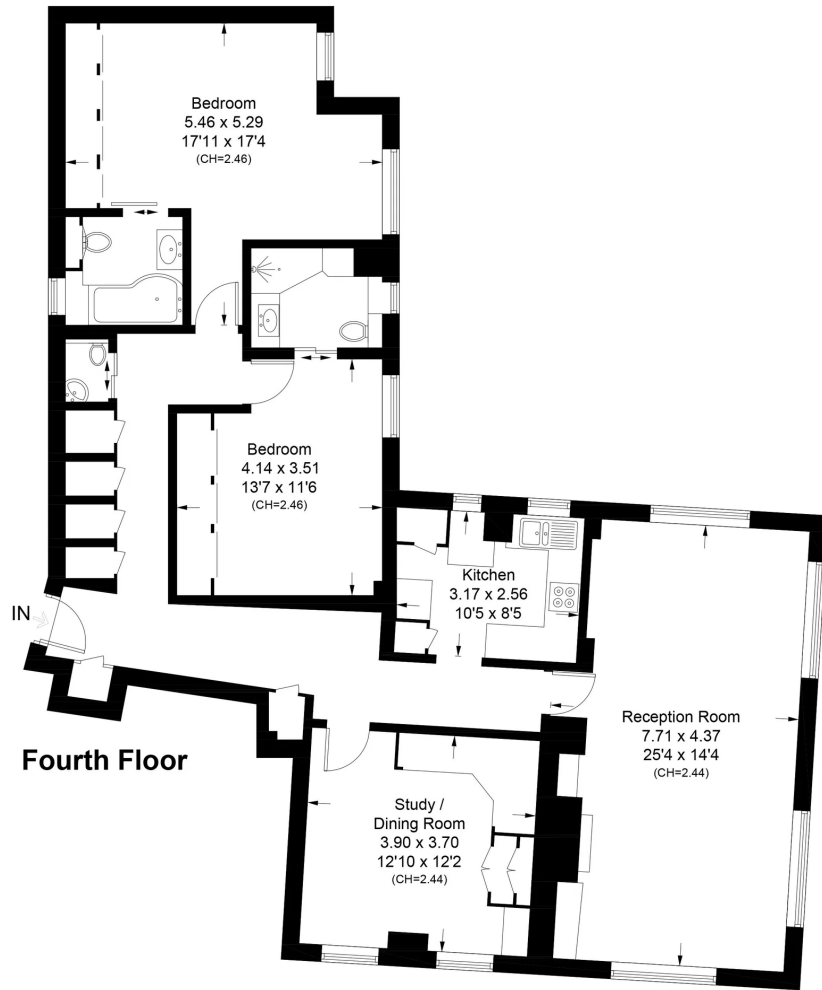
- Three Bedrooms
- Two Bathrooms
- Two Lift's
- Porter
- Stones Throw from Marylebone High Street
- Communal Heating & Hot Water





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Approximate Gross Internal Area = 126.0 sq m / 1356 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. (ID1195773)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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