

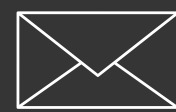
WEYMOUTH STREET — W1



Asking Price £1,875,000

WEYMOUTH STREET — W1

Parisian in conception, London by birth.
A grand 1920s apartment on one of Marylebone's historic estates.



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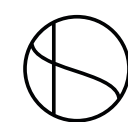


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WEYMOUTH STREET — W1

RECEPTION/ DINING/ KITCHEN



WEYMOUTH STREET — W1



London's mansion blocks were the city's answer to Paris's renowned apartment living. They offered well-to-do families an alternative to the townhouse, with all the space, ceiling heights and grandeur they expected, arranged laterally across a single floor.

Constructed in the mid-1920s on the Howard de Walden Estate as a building of *superior* apartments, the highest grade of the day, Stone House was developed by a syndicate that included Charles Peczenik, who trained in Paris under René Sergent, the architect behind the extension and refurbishment of both Claridge's and the Savoy.

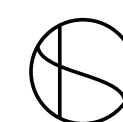
The building's architect, George Vernon, gave it a rusticated stone ground floor, arched windows and a corner tower that anchors the junction of Weymouth Street and Hallam Street, within the Harley Street Conservation Area.

Set on the raised ground floor, a grand Marylebone apartment with ceilings of

almost ten feet. An open-plan reception room incorporates space for dining, a fully fitted kitchen and enjoys a double aspect onto both Weymouth Street and Hallam Street.

A walk of approximately half a mile takes you up Portland Place, past John Nash's Park Crescent and into The Regent's Park itself.

Exceptionally well served for the best that Marylebone has to offer: the Royal Academy of Music, Bechstein Hall, Wigmore Hall and five Michelin-starred restaurants all lie within half a mile, with Great Portland Street and Regent's Park stations both within 0.3 miles.



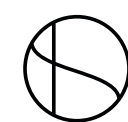
WEYMOUTH STREET — W1



RECEPTION / DINING ROOM



KITCHEN/ DINING ROOM



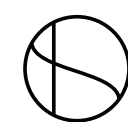
WEYMOUTH STREET — W1



BATHROOM



PRINCIPAL BEDROOM



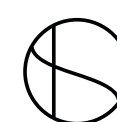
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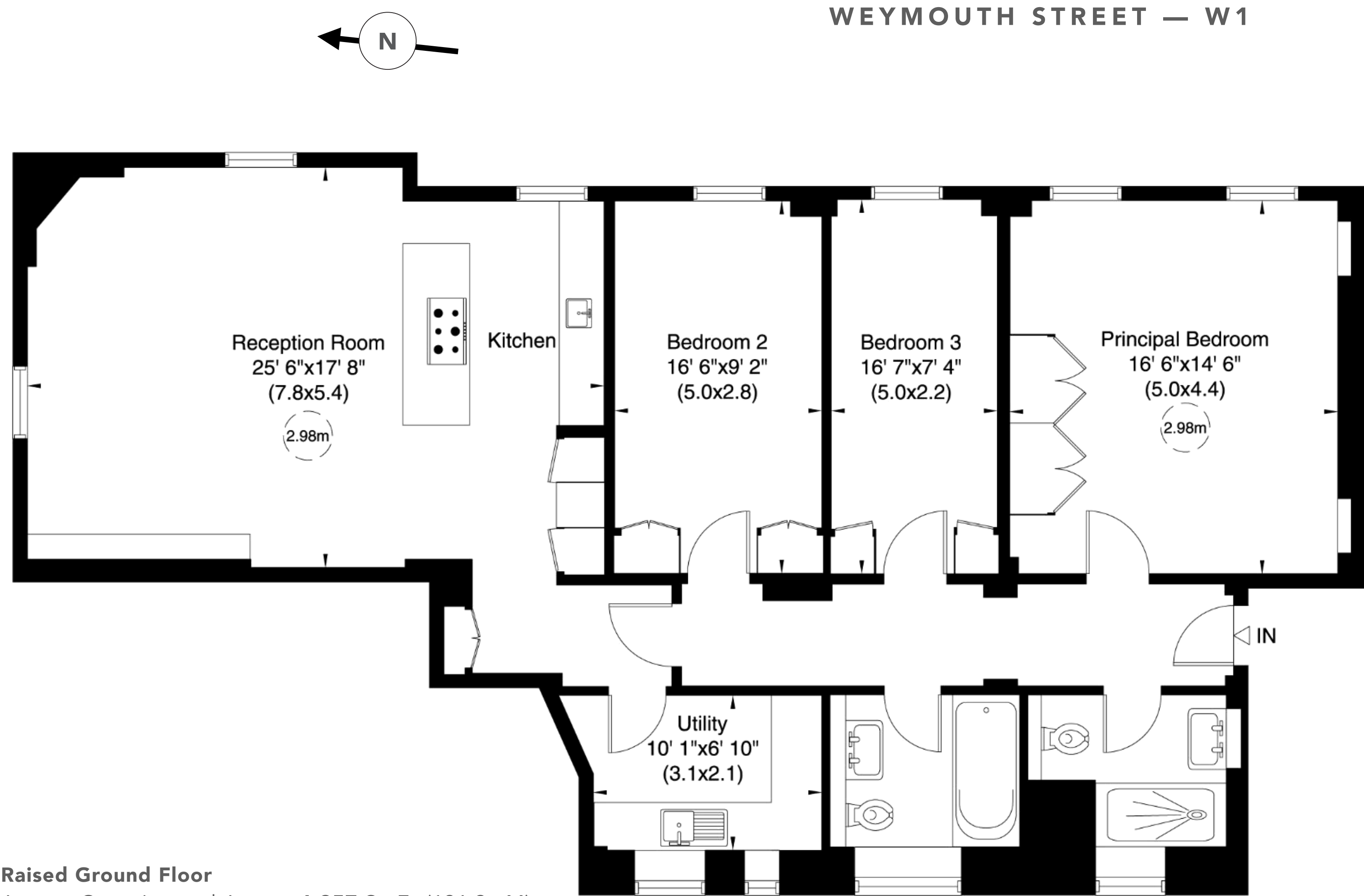


BEDROOM 2



SHOWER ROOM





Raised Ground Floor
Approx Gross Internal Area **1,357 Sq Ft** (126 Sq M)

Plan for illustration purposes only. Not to scale.

Accommodation

- Principal bedroom
- 2 Further bedrooms
- Bathroom
- Shower room
- Reception/ dining room open plan to fully fitted kitchen
- Utility room

Amenities

- Weekday concierge service (8am-4pm)
- Residents Permit Parking

Local Area

WEYMOUTH STREET — W1



Terms

- **Tenure:** Leasehold
- **Length of lease:** 999
- **Annual service charge amount:** Approximately £13,000
- **Council Tax band:** London Borough of Westminster (Band G)

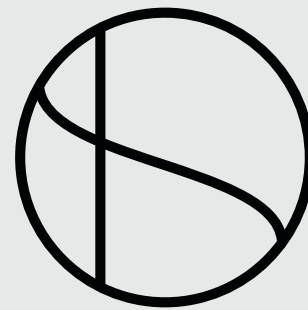
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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