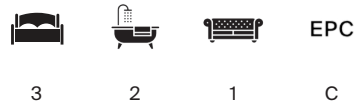






WIMPOLE STREET LONDON, W1G

Elegant three bedroom Marylebone maisonette extending to approximately 1,608 sq ft, arranged over the ground and lower ground floors with generous entertaining space and separate kitchen/dining room.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Leasehold, approximately 86 years remaining

*Please note we have been unable to confirm service charge and ground rent amounts or review periods.

You should ensure you or your advisors make your own enquiries

Guide price: £1,950,000



WELL APPOINTED SPACE

Occupying the ground and lower ground floors of an attractive period building, this spacious three-bedroom maisonette extends to approximately 1,608 sq ft (149.4 sq m) and offers well-balanced accommodation with an excellent division between entertaining and bedroom space. On the ground floor, a generously proportioned reception room provides an impressive setting for both everyday living and entertaining, while to the rear a large kitchen/dining room offers ample space for dining and family life. Both the kitchen and reception room benefit from nearly 4 meter ceilings. A central hall and staircase connect the two levels. The lower ground floor is dedicated to the bedroom accommodation and comprises three bedrooms. The principal bedroom benefits from an en-suite bathroom, while two further bedrooms are served by a separate family bathroom. A useful utility room and additional storage complete the accommodation.







SOUGHT AFTER LOCATION

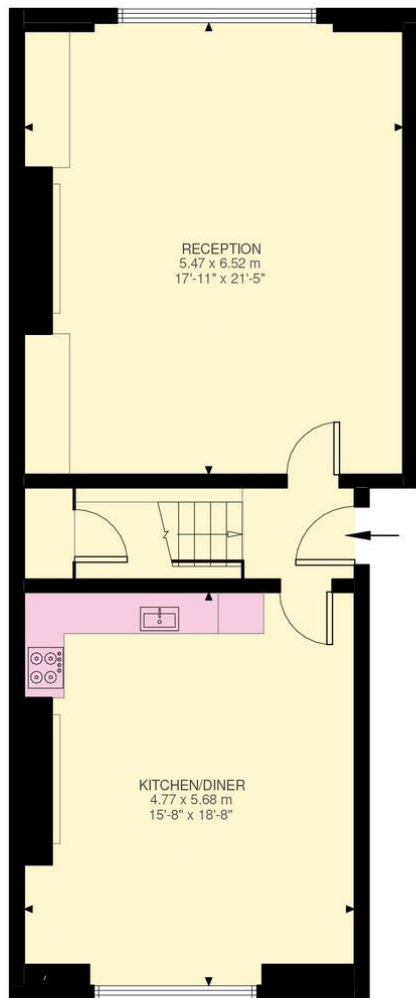
Wimpole Street is one of Marylebone's most established and sought-after addresses, positioned between Marylebone High Street and Regent's Park in the heart of the West End.

The area is renowned for its elegant period architecture, excellent restaurants, independent boutiques and vibrant café culture. Residents enjoy close proximity to the extensive amenities of Marylebone High Street, the internationally renowned shopping destination of Oxford Street and the open green spaces of Regent's Park.

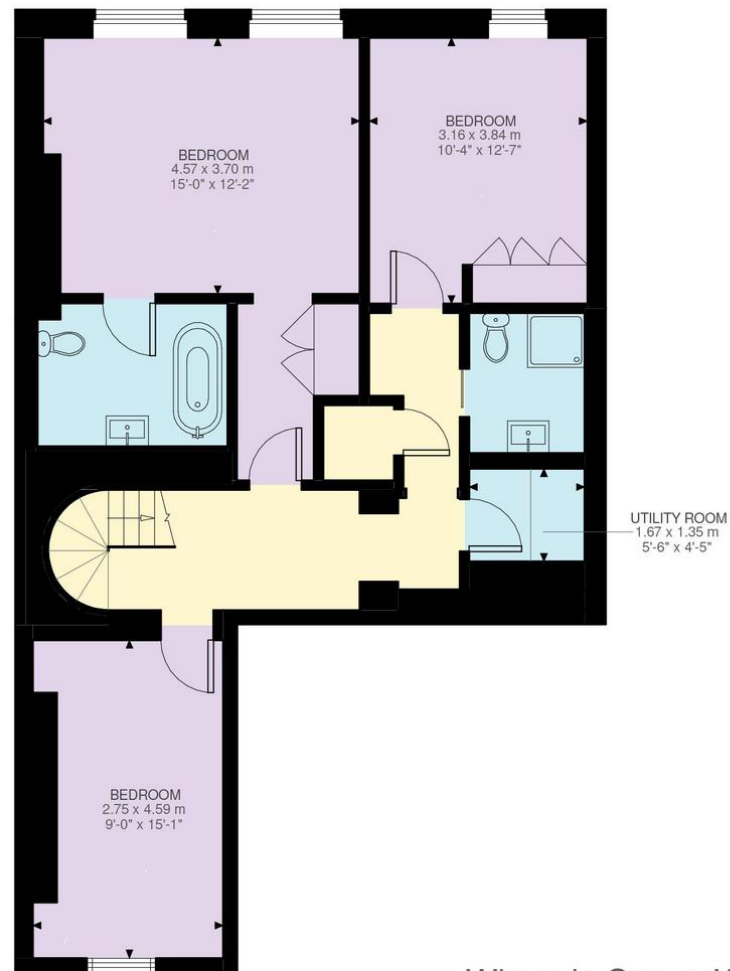
Transport connections are excellent, with Bond Street, Oxford Circus, Regent's Park and Baker Street Underground stations all within the surrounding area, providing access across London via numerous Underground lines and the Elizabeth line. Marylebone Station, Euston and Paddington are also readily accessible.







Ground Floor
768 ft²



Lower Ground Floor
840 ft²

Wimpole Street, W1G

Approximate Gross Internal Area
149.40 SQ.M / 1608 SQ.FT

Approximate Gross Internal Area = 149.4 sq m / 1,597 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. (ID767266)



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