

Wimpole Street, London W1G

DEVELOPMENT OPPORTUNITY

£1,495,000

Tenure: Leasehold 120 Years

Bedrooms: 2

Bathrooms: 2

Service Charge - £9,138pa

DEVELOPMENT OPPORTUNITY TO CREATE A SUPURB PENTHOUSE IN MARYLEBONE VILLAGE.

A rare opportunity to acquire a top-floor apartment in the heart of Marylebone, offering both immediate occupancy and exceptional development potential to create a duplex penthouse apartment measuring approx. 1600 sq ft with a roof terrace.

The existing accommodation extends to approximately 878 sq ft and comprises two double bedrooms, two bathrooms, a bright reception room, separate kitchen, and excellent storage throughout. The property further benefits from lift access, a live in caretaker and a private garage, an increasingly rare asset in this prime central London location.

Of particular note, the property had planning permission approved on the 20th September 2020 to construct an additional floor above the existing apartment, together with a substantial private roof terrace at the new upper level. Once completed, the scheme will create a significantly enlarged residence measuring approx. 1600 sq ft with valuable outdoor entertaining space and far-reaching rooftop views across Marylebone.

Situated within one of Central London's most sought-after neighbourhoods, the property is moments from Marylebone High Street, Regent's Park and the West End, with an outstanding selection of restaurants, boutiques and transport links nearby.

This represents a unique opportunity for owner-occupiers, developers and investors alike to acquire a prime Marylebone asset with considerable value-enhancement potential. **Plans available on request.**

- Development Opportunity
- Create a Duplex apartment with roof terrace
- Lift
- Live in Caretaker
- Garage
- EPC D















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Approximate Area = 81.6 sq m / 878 sq ft
Garage = 15.6 sq m / 168 sq ft
Total = 97.2 sq m / 1046 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)



Fourth Floor

Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
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.

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