

FOR
SALE



£1,750,000 -

Flat 5, 29 Wimpole Street, Marylebone, London W1G 8GP

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£1,750,000 -



PROPERTY DESCRIPTION

A very attractive 2 bedroom second floor flat in this stunning building, built in Flemish renaissance style dating back to 1892, and positioned at the corner of Wimpole Street with New Cavendish Street in the heart of Marylebone Village. The living room has beautiful large traditional windows allowing lots of natural light to enter and features views towards Marylebone High Street. Excellent transport links are available from Bond Street, Oxford Circus and Baker Street for the tube network and main line services are available at Marylebone and Kings Cross. The open green spaces of Regents Park and Hyde Park are easily accessible. Leasehold 110 years from 2 May 2015, Service Charge £5,558.16 pa for year 24/25. Ground Rent £250 per annum, Reserve fund. EPC - E, Council Tax (Westminster) - Band G. Gas Water and Electricity - all mains connected. Heating - gas boiler/ Hot water - from main system. Broadband, Mobile - both good connections available.

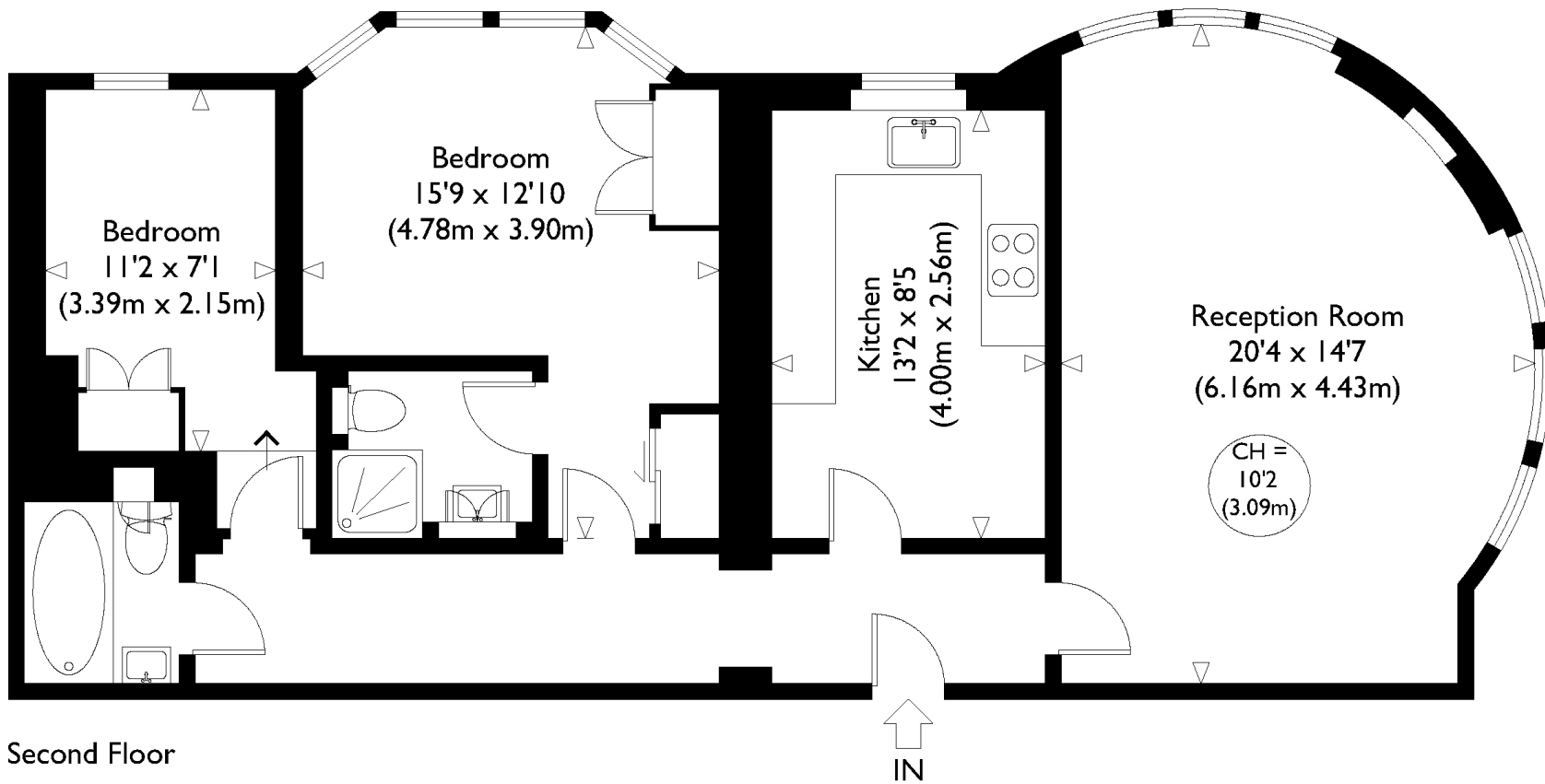
Living room with dining area, eat-in Kitchen, principle bedroom with en suite bathroom, 2nd bedroom, 2nd bathroom, lift

ACCOMMODATION

- Living room with Dining area
- Eat In Kitchen
- Principal bedroom with en suite bathroom
- 2nd Bedroom
- 2nd Bathroom
- Lift



Wimpole Street



Approximate Gross Internal Floor Area : 846 sq ft / 78.6 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(35-60)	C		74
(15-40)	D		
(9-14)	E	53	
(1-8)	F		
(0-1)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	