

TO  
LET



Flat 2, 49 Weymouth Street, Marylebone, London W1G 8NG

£807 p/w

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## PROPERTY DESCRIPTION

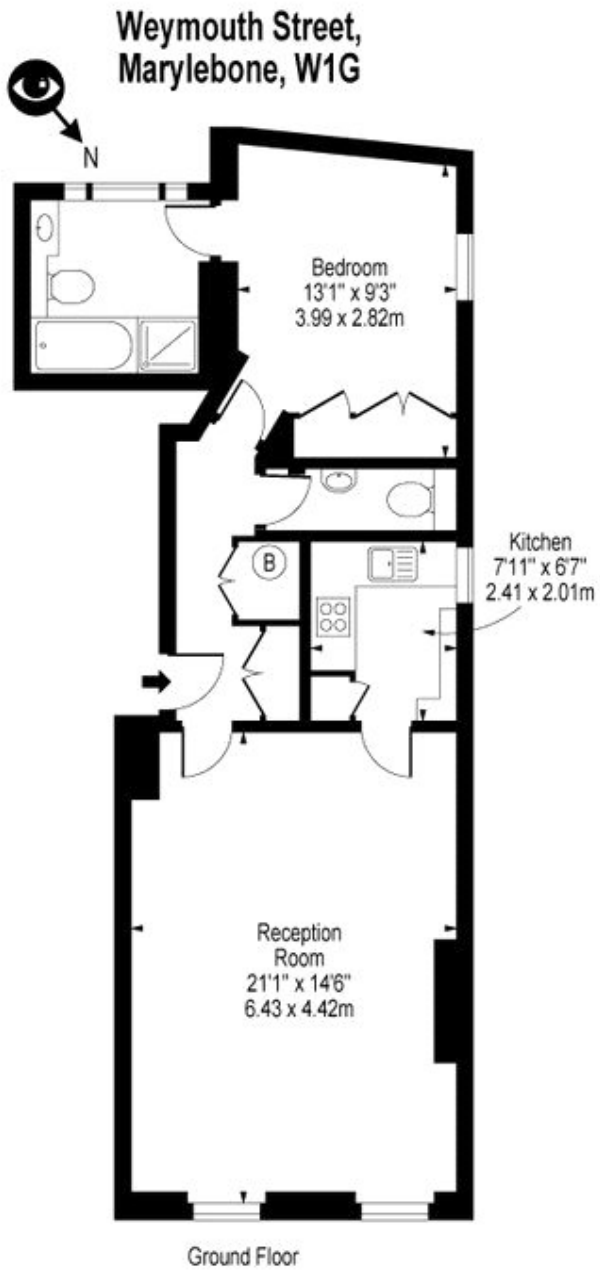
A gorgeous refurbished ground floor flat with beautiful high ceilings situated within a Grade II listed building in the heart of Marylebone Village. The apartment offers double glazing, mosaic bathrooms with walk in power shower, a real pebble feature gas fire and wood floor to the living room. Marylebone High Street is moments away and Oxford Street a short walk away with Regents Park within easy access. EPC - D, Council Tax (Westminster) Band E, Security Deposit £3,625, Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating. Broadband: good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply).

Living room with dining area, kitchen, double bedroom with en suite bathroom and walk in shower, guest cloakroom, good storage

## ACCOMMODATION

- Living room with Dining area
- Kitchen
- Double bedroom with En Suite Bathroom
- Walk In Shower
- Guest Cloakroom
- Good Storage
- Double Height Ceilings





Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(82+)	A	<div>66</div>	<div>78</div>
(69-81)	B		
(55-68)	C		
(45-48)	D		
(39-54)	E		
(31-38)	F		
(21-28)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	