



**WIMPOLE STREET, MARYLEBONE, W1G**  
**£925,000 LEASEHOLD**

LOCATED IN W1G - WIMPOLE STREET, A HIGHLY SOUGHT AFTER AND PRESTIGIOUS PRIME CENTRAL LOCATION. A WELL-PROPORTIONED, LIGHT AND BEAUTIFULLY PRESENTED TWO BEDROOM, TWO BATHROOM, FIRST FLOOR (WITH LIFT) PORTERED APARTMENT, AT THE REAR OF THIS HANDSOME GRADE II PERIOD BUILDING.

SERVICE CHARGE: ABOUT £5,100 PER ANNUM | GROUND RENT: ABOUT £800 PER ANNUM |  
 TENURE: LEASEHOLD WITH ABOUT 86 YEARS UNEXPIRED | COUNCIL TAX BAND: G

Paddington | 020 7467 5770 | paddington@winkworth.co.uk

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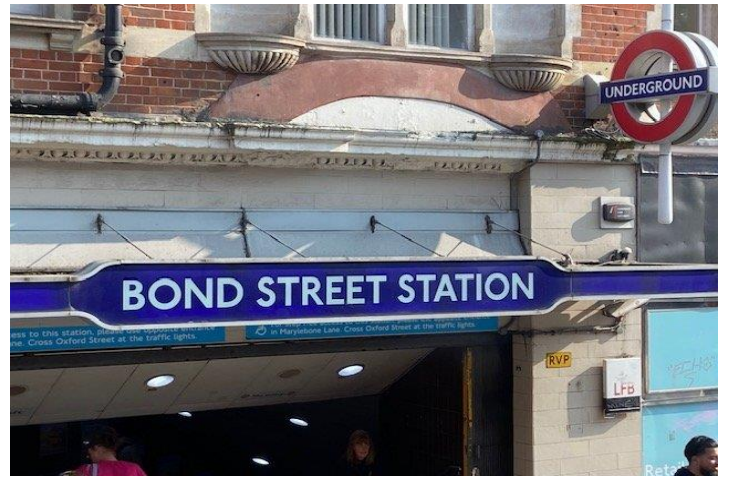
### DESCRIPTION:

The property sits on the corner of Wimpole and Weymouth Street, equidistant between Marylebone High Street and Harley Street. Situated in the heart of Marylebone Village and the world-renowned medical district, giving access to the fabulous shops, restaurants and boutiques. For green open spaces and various sporting activities - Regent's Park (Royal Park) to the north, offers about 410 acres or (170 ha). Closest transport links are Baker Street or Regent's Park (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) and Bond Street (Central, Jubilee and Elizabeth Lines) is less than half a mile away.



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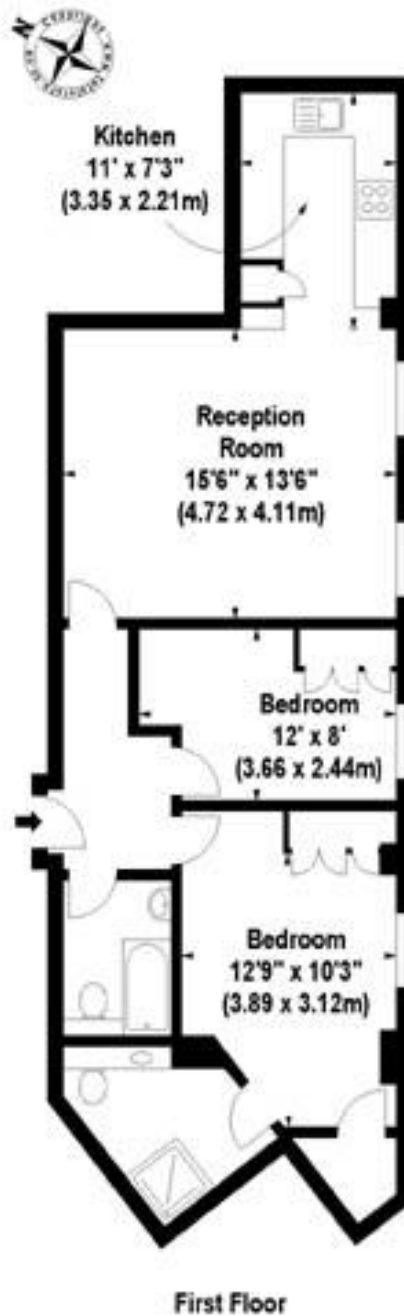
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## Wimpole Street, W1

Approx. Gross Internal Area \*  
695 Sq Ft - 64.57 Sq M



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold  
**Term:** Expires - 29/09/2110  
**Service Charge:** £5,100 per annum  
**Ground Rent:** £800 Annually (subject to increase)  
**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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