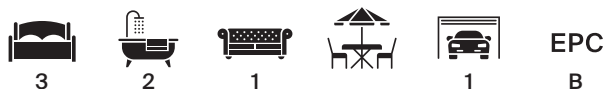


Wimpole Street, Marylebone WIG



Wimpole Street, Marylebone **WIG**

A duplex apartment with extensive outside space in one of Marylebone's most sought-after streets. This home offers accommodation and entertaining space across 2,338 sq ft. It showcases a principal suite with an en suite bathroom, a dressing room, and a study area leading to the bedroom. There are two additional bedrooms with built in wardrobes, a second bathroom, a separate guest cloakroom, a large open plan reception and dining room, a separate kitchen with a utility room and a garage with storage. The highlight of the apartment is the large courtyard garden that can be accessed from the reception room and principal suite. There's also an upper terrace accessed from the ground floor. Residents of 65 Wimpole Street also benefit from a resident caretaker.



Guide price: £4,250,000

Tenure: Leasehold: approximately 122 years remaining

Service charge: £10,420.40 per annum, reviewed every year, next review due 2024

Local authority: City of Westminster

Council tax band: H







Location

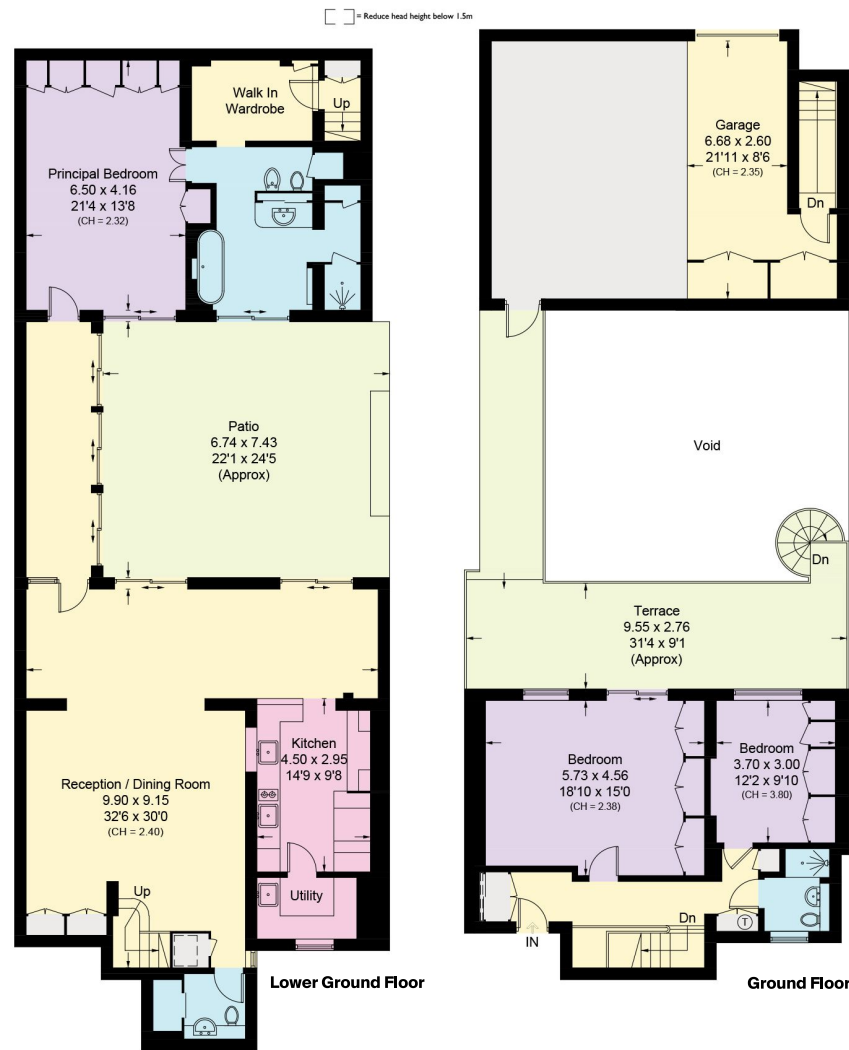
Wimpole Street is ideally located for the variety of prime shops and restaurants of Marylebone Village and Mayfair, as well as the greenery of Regent's Park and Hyde Park. Excellent transport links from Regent's Park, Great Portland Street, and Bond Street stations make it easy to get around London.

Approximate Gross Internal Floor Area 217.2 sq m / 2,338 sq ft
Garage 24.8 sq m / 267 sq ft
Total 242 sq m / 2,605 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft) and Garage

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

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