

# Welbeck Street, Marylebone W1G

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A magnificent period flat offering generous lateral accommodation in a highly sought-after mansion block in the heart of Marylebone.





# Welbeck Street, Marylebone **WIG**

The property comprises four double bedrooms, three with en suite bathrooms, a separate guest bathroom and a cloakroom. The grand entrance hallway leads into the reception room with a period fireplace and the dining room, which features a hidden wine fridge. There is a separate eat-in kitchen with integrated Gaggenau appliances.

Welbeck House is ideally located for the boutique shops and restaurants of Marylebone and Mayfair and the green open spaces of Regent's Park and Hyde Park. Nearby transport links include Bond Street and Baker Street underground stations.

Please note that a mixture of CGIs and images have been used.



**Guide price:** £5,995,000

**Tenure:** Leasehold: approximately 129 years remaining

**Service charge:** Approximately £30,597 per annum, reviewed every year, next review due 2024

**Local authority:** City of Westminster

**Council tax band:** H









**Welbeck Street, W1G**

**Approximate Gross Internal Floor Area 236.1 sq m / 2,541 sq ft**

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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