



Wyndham Place, Marylebone **WIH**

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A well appointed flat in a sought-after location in the heart of Marylebone. This charming home offers accommodation and entertaining space across approximately 1,015 sq ft. It comprises a principal bedroom with dressing area and a large en suite bathroom on the second floor, two additional bedrooms, a second bathroom and a kitchen/dining room on the first floor, and a spacious reception room on the ground floor. The property further benefits from large windows and wood flooring.

Wyndham Place is ideally located for the boutique shops and restaurants of Marylebone and the greenery of Regent's Park/ There are excellent transport links from Edgware Road, Marylebone and Baker Street stations.



Guide price: £1,250,000

Tenure: Leasehold: approximately 179 years remaining

Service charge: £960 per annum, reviewed every year, next review due 2024

Ground rent: £200 per annum, reviewed every year, next review due 2024

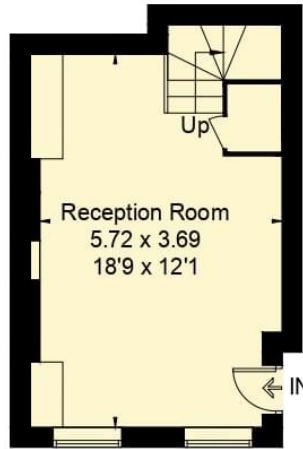
Local authority: City of Westminster

Council tax band: G

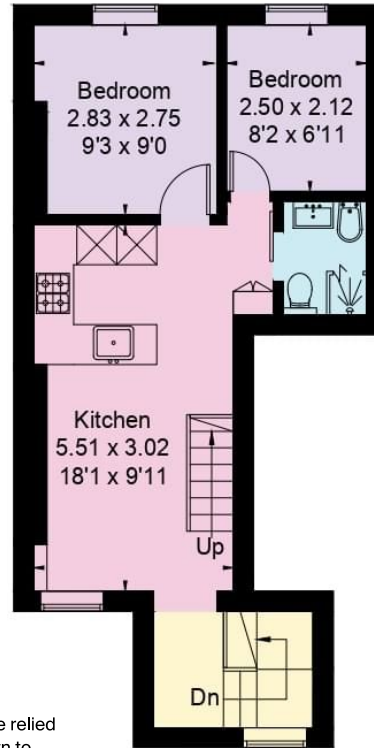




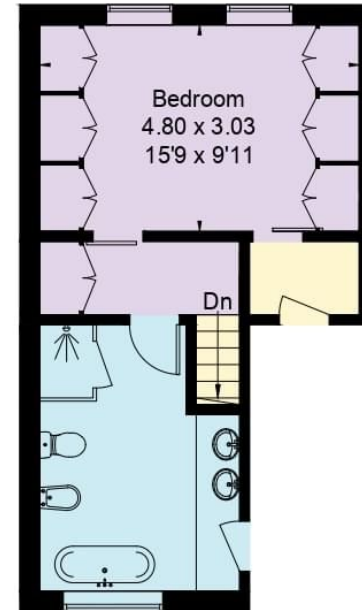
Wyndham Place, W1H



Ground floor



First floor



Second floor

**Approximate Gross Internal Floor Area
94.3 sq m / 1,015 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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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.
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