

# Wheatley Street, Marylebone W1G

---



# Wheatley Street, Marylebone **WIG**

A newly refurbished apartment situated on the ground and lower ground floors of a red brick period building in the heart of Marylebone, moments away from the High Street. This stylish home offers an excellent layout. It comprises two spacious bedrooms and two bathrooms on the lower ground floor and a bright, double reception and dining room, and a separate, fully fitted kitchen on the ground floor. The property further benefits from its own private entrance, large windows and wood flooring.

Wheatley Street is ideally located for the boutique shops and restaurants of Marylebone Village and the greenery of Regent's Park. Excellent transport links from Baker Street and Marylebone stations make it easy to get around London.



**Guide price:** £1,700,000

**Tenure:** Leasehold: approximately 128 years remaining

**Service charge:** £1,504 per annum. We have been unable to confirm the review period. You or your advisors should make your own enquiries.

**Ground rent:** peppercorn

**Local authority:** City of Westminster

**Council tax band:** G



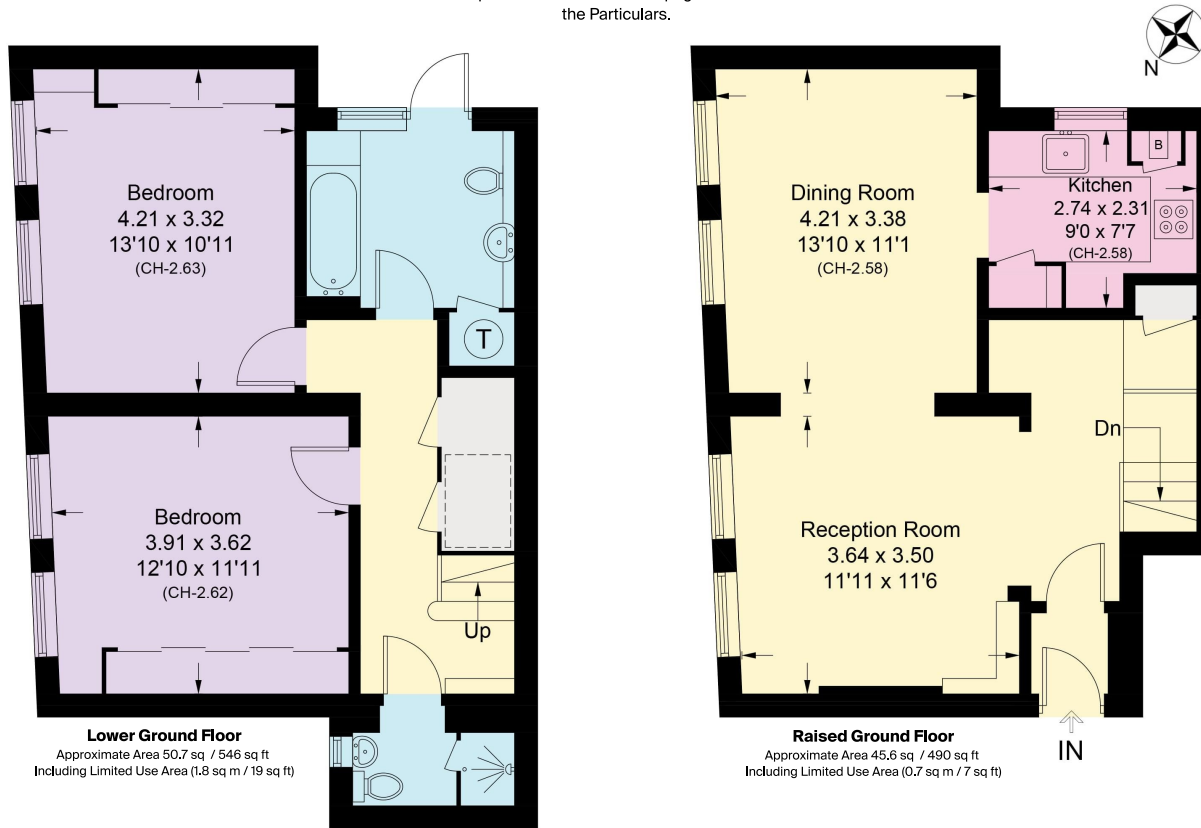




# Wheatley Street, W1G

**Approximate Gross Internal Floor Area 96.3 sq m / 1,036 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.



**Knight Frank**  
**Marylebone**  
Unit 49  
55 Baker Street  
London W1U 8EW  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Daniel Sugarman**  
+44 20 7861 1224  
[daniel.sugarman@knightfrank.com](mailto:daniel.sugarman@knightfrank.com)



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 June 2024. Photographs and videos dated June 2024.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.