

# Wheatley Street, Marylebone W1G

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# 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:** £1,850,000

**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



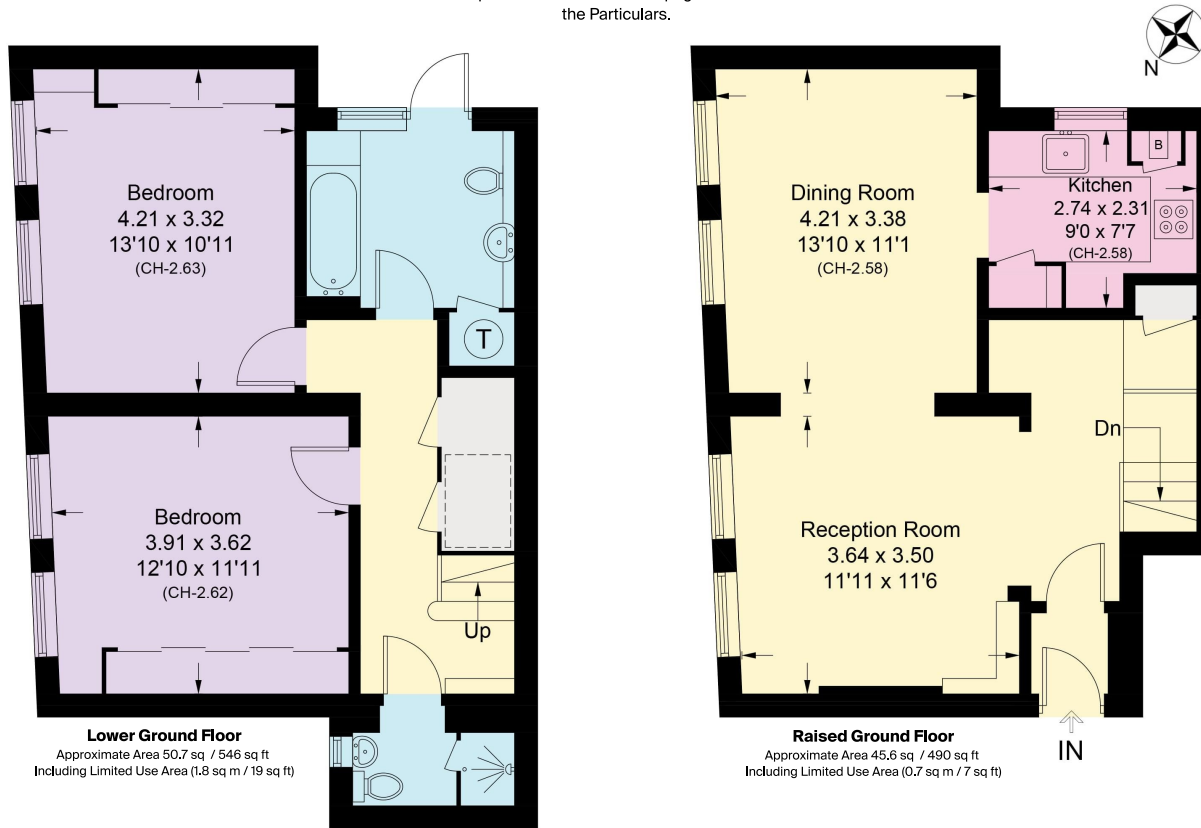




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**Approximate Gross Internal Floor Area 96.3 sq m / 1,036 sq ft**

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.



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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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