



## WIMPOLE STREET

Marylebone  
London  
W1G

Asking Price  
£4,250,000

Multiple Agent

A very rare opportunity to acquire an exceptional three-bedroom duplex apartment (212 sq m/2,280 sq ft) situated in the heart of Marylebone featuring a private courtyard garden, a garage and a resident caretaker.

This well-proportioned three-bedroom duplex apartment is uniquely positioned around three sides of a bright courtyard garden. The upper floor has two bedrooms, a family bathroom and a balcony leading to a large upper terrace. There is also secure garage parking, with access to Marylebone Mews. The lower floor comprises the kitchen, utility room, reception room, and a principle suite offering excellent proportions, with copious storage.

# ASTON CHASE

67-71 Park Road  
Regent's Park  
London, NW1 6XU  
020 7724 4724  
enquiries@astonchase.com

astonchase.com

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Asking Price  
£4,250,000  
Subject To Contract

Multiple Agent

Leasehold 122 Years

Service Charge: £10,420 P/A

Wimpole Street is superbly situated for all the amenities of Marylebone High Street and the West End, together with the greenery of Regent's Park. The transport links are excellent from nearby Regent's Park (approximately 0.4 miles), Great Portland Street (approximately 0.5 miles), Bond Street (approximately 0.4 miles) and Oxford Circus. (approximately 0.6 miles) underground stations. Marylebone (approximately 0.9 miles), Euston (approximately 1.3 miles) and King's Cross St Pancras (approximately 1.6 miles) train stations, as well as access to the West and Heathrow via the A40.



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## ACCOMMODATION

- Three Bedrooms
- Shower Room
- En-suite Bathroom
- Guest WC
- Reception Room
- Dining Room
- Kitchen

## AMENITIES

- Terrace
- Courtyard
- Garage

COUNCIL TAX: H

EPC RATING: B



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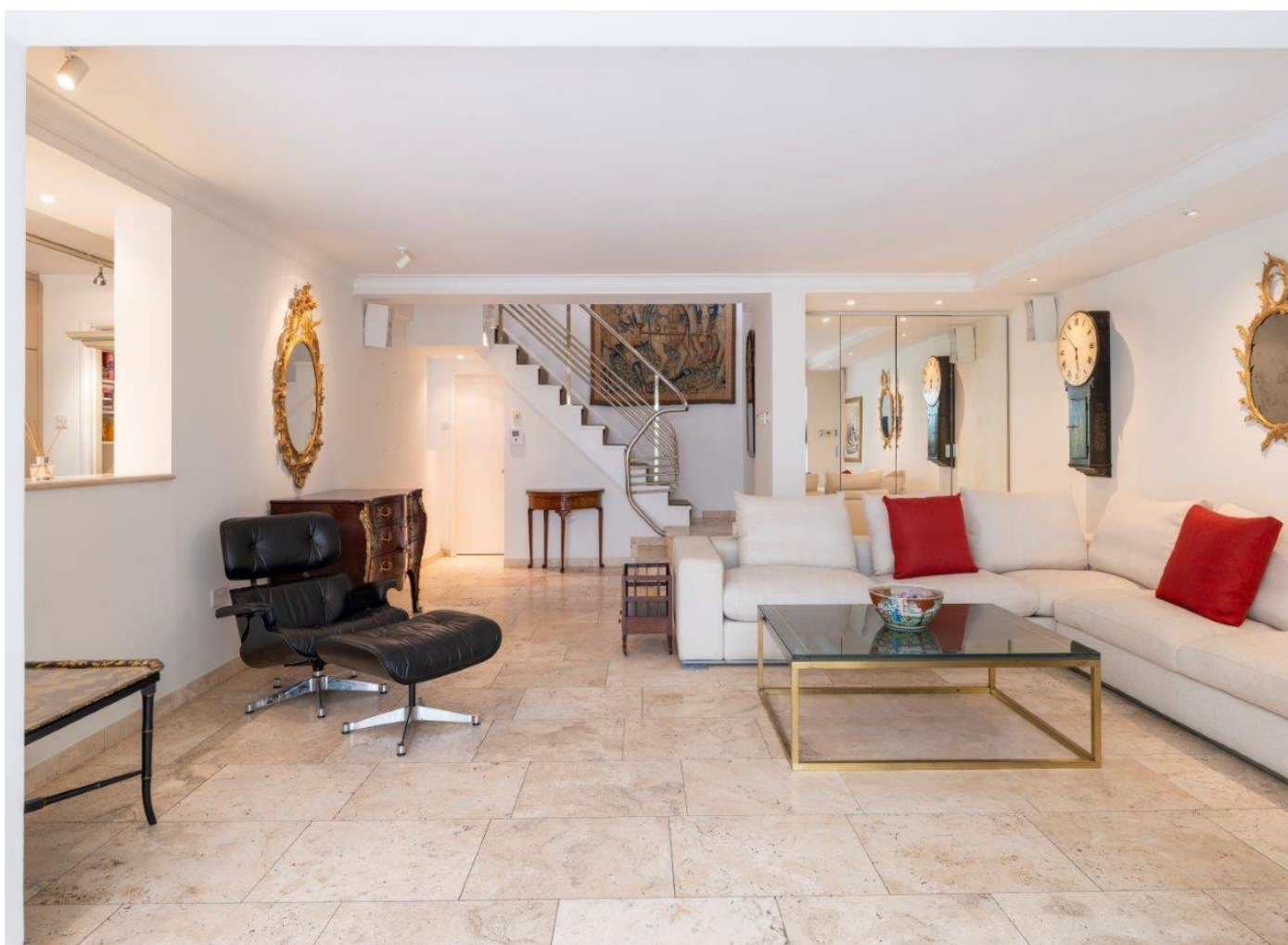
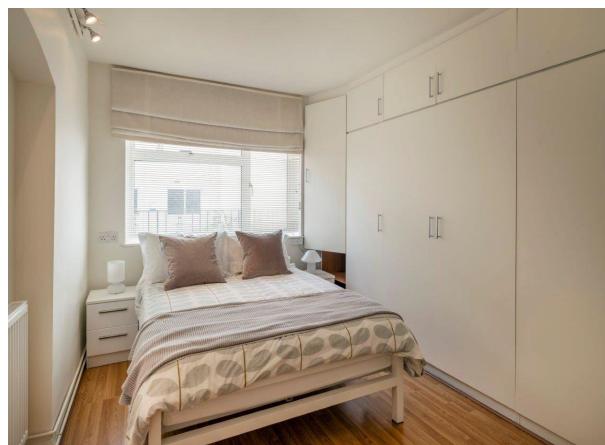
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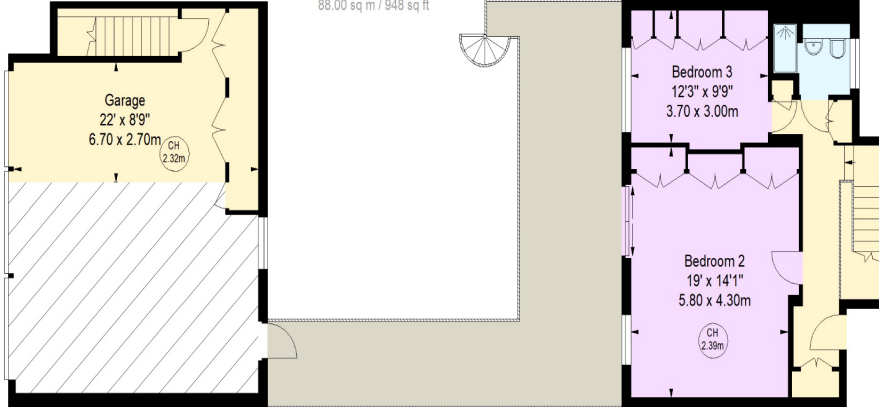
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Regina House,  
Wimpole Street, W1  
Approximate gross internal area

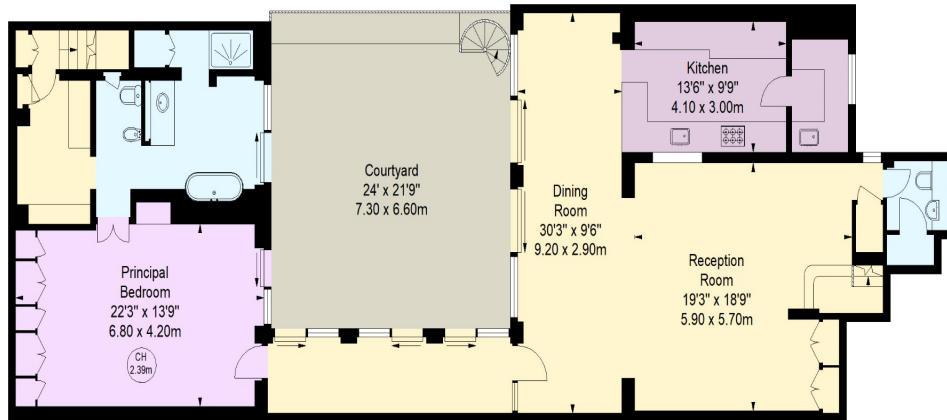
212.00 sq m / 2,280 sq ft  
Garage  
88.00 sq m / 948 sq ft



Key:  
CH - Ceiling Height



Ground Floor



Lower Ground Floor



Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.