



£1,400,000

Weymouth Street

London, W1G 8NN

Nestled in the heart of Marylebone, this charming house on Weymouth Street offers a delightful blend of comfort and style. Spanning an impressive 755 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the bustling city.

Upon entering, you are welcomed into a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The two bathrooms provide convenience and privacy, catering to the needs of modern living.

Furnished to a high standard, this property is ready for you to move in and make it your own. The tasteful decor and quality furnishings create an inviting atmosphere, allowing you to settle in comfortably from day one.

Living in Marylebone means you are surrounded by a vibrant community, with an array of shops, cafes, and restaurants just a stone's throw away. The area is well-connected, making it easy to explore all that London has to offer.

This house on Weymouth Street is not just a place to live; it is a lifestyle choice that combines the charm of a residential neighbourhood with the convenience of city living. Whether you are looking to rent or buy, this property presents a wonderful opportunity to enjoy the best of London life.

To be purchased with tenants in situ with a annual income of £63,000.

Leasehold: 100 years remaining

Service Charge: TBC

Ground Rent: TBC

Council Tax: Band F





Approximate Gross Internal Area 755 sq ft – 70 sq m



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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