



Wimpole Street

MARYLEBONE W1G



An impressive family house with approximately 4,750 sq ft of versatile accommodation, large passenger lift and excellent privacy to the rear. Wimpole Street has front windows larger than others in the terrace giving enormous amounts of light.







The house was completely refurbished (taken back to shell) in 2016 after unusually optimal planning permission was obtained. Of note, the windows to the front elevation are larger than others in the terrace, giving superb light into the reception rooms throughout the house.

The staircase is centrally arranged and topped by a wonderful glass lantern giving light down through every floor. Now with level floors, a large lift from the lower ground to the third floor, makes the house highly accessible, whilst giving excellent separation.

The raised ground floor is ideally arranged for day-to-day living, with a large reception hall, leading past a dining room to a bespoke kitchen by Valcucine with Gaggenau hobbs and fridge, Meile ovens and a Quooker tap system. As the house is over 20' wide, each floor provides grand proportions with reception rooms to the front and bedroom suites to the rear. The back of the house is unusually private with minimal exposure to overlooking neighbours.

The first floor reception room has 3.3m ceilings and almost full height windows with mains powered, remote controlled electric blinds.

The first floor bedroom has full height glazed sliding doors that open to a decked roof terrace.

The upper bedrooms are all en suite with full height glass elevations with sliding doors that open onto a Juliette balcony, ideal in the summer months. There is also air conditioning to all floors with independent control panels.

The lift stops at the third floor from where stairs rise to a top-floor bedroom with glazed elevations front and back, also with a Juliette balcony and also sliding doors that open to a flat roof.

The lower ground floor, has a large gymnasium to the front, with a shower/utility room and access to the street and external vault. A further, large double bedroom suite has glazed elevations that open to a courtyard patio. A well-fitted utility/laundry room is also accessed from the staircase landing.

There is a courtyard terrace off the lower ground floor and a first floor terrace accessed from the principal bedroom. There are two highly useable flat roof spaces accessed from the top floor and the lift enables easy access to these from all floors below.







Location

Wimpole Street is a highly sought-after address in Marylebone, with handsome architecture and close to the hustle and bustle and village atmosphere of Marylebone High Street. The best restaurants, shops and grandeur of Mayfair are nearby as are the open spaces of Regents Park and Hyde Park which are equidistant. Wimpole Street therefore sits between two wonderful flavours in Prime Central London.

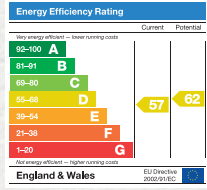
Accommodation

- 5 Bedrooms
- 5 Reception rooms
- 6 Bathrooms
- Circa 4,750 sq ft
- Lift
- Air conditioning
- Gymnasium
- Patio
- Roof terrace
- Balcony
- Residents parking

Terms

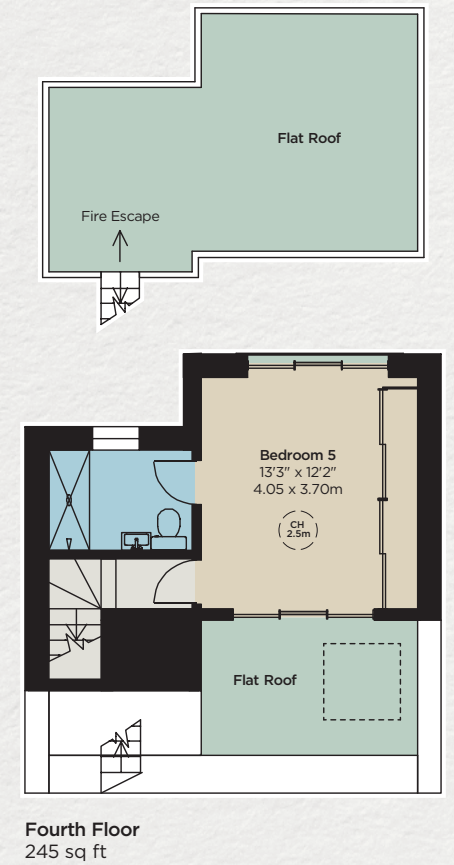
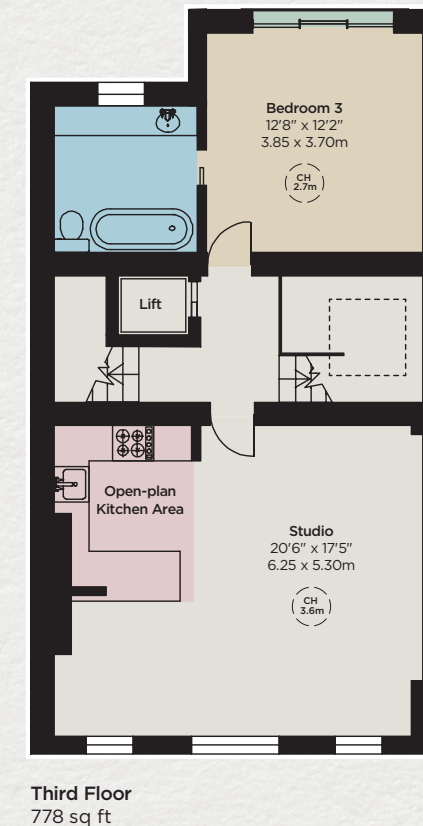
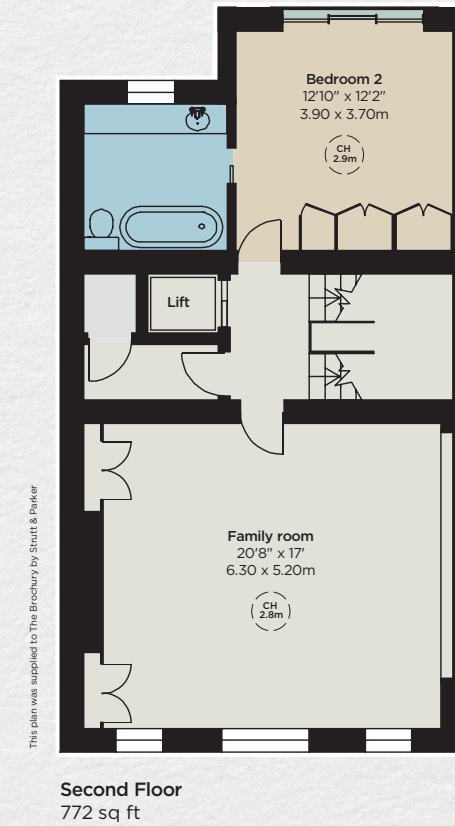
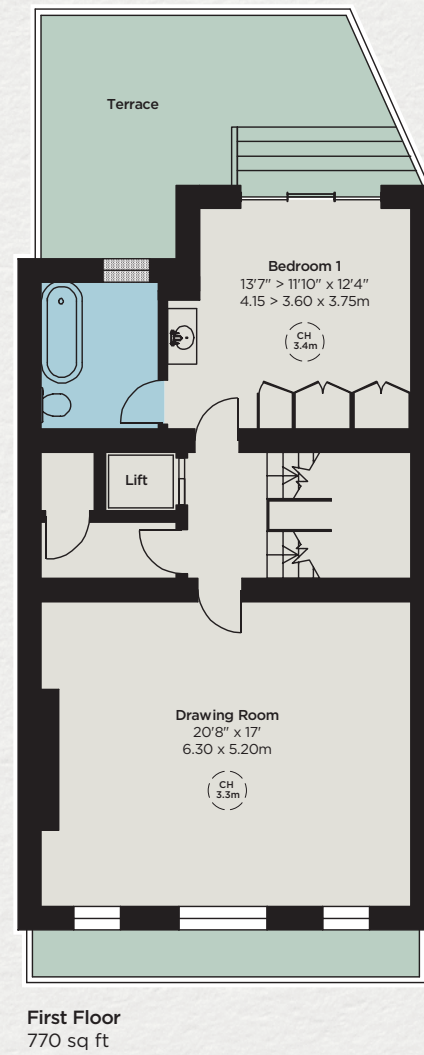
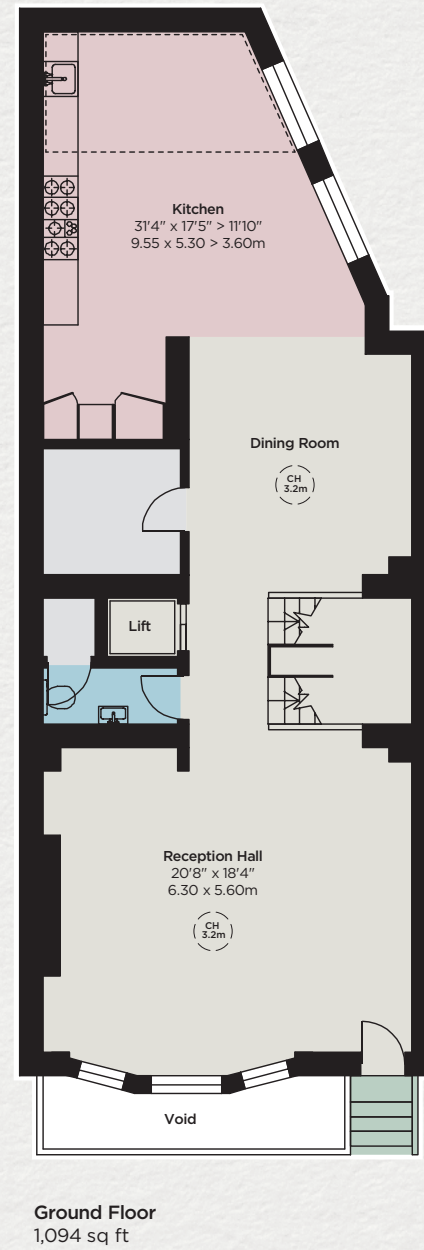
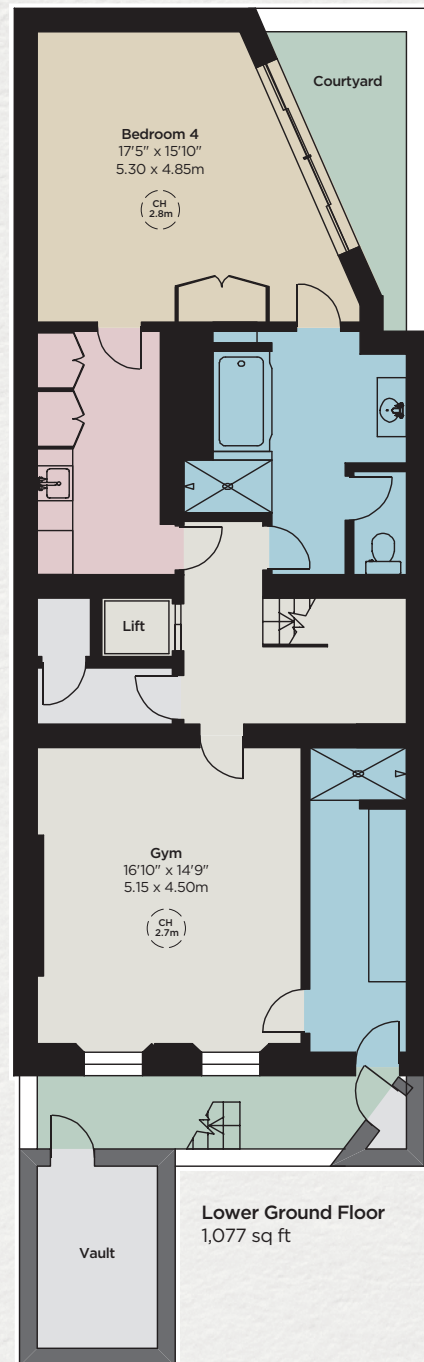
- Tenure**
Freehold
- Guide Price**
£8,950,000
- Local Authority**
City of Westminster
- Council Tax**
Band H
- EPC**
Rating D





Approximate Internal Floor Area
4,736 sq ft / 440 sq m

Vault
72 sq ft / 6.7 sq m



This plan was supplied to The Brochure by Sturt & Parker

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