



**WYNDHAM STREET, MARYLEBONE, W1H**

**GUIDE PRICE £815,000 SHARE OF FREEHOLD**

LOCATED IN W1H - MARYLEBONE, A WELL PRESENTED, SHARE OF FREEHOLD, TWO BEDROOM, TWO BATHROOM, OPEN PLAN, THIRD FLOOR APARTMENT. SET IN A HANDSOME GRADE II GEORGIAN BUILDING AND ACCESSED THROUGH A SEMICIRCULAR ARCHED MAIN FRONT DOOR.

SERVICE CHARGE: ABOUT £2,100 PER ANNUM | GROUND RENT: PEPPERCORN | TENURE: SHARE OF FREEHOLD ABOUT 958 YEARS REMAINING | COUNCIL TAX BAND: E

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk

**Winkworth**

for every step...

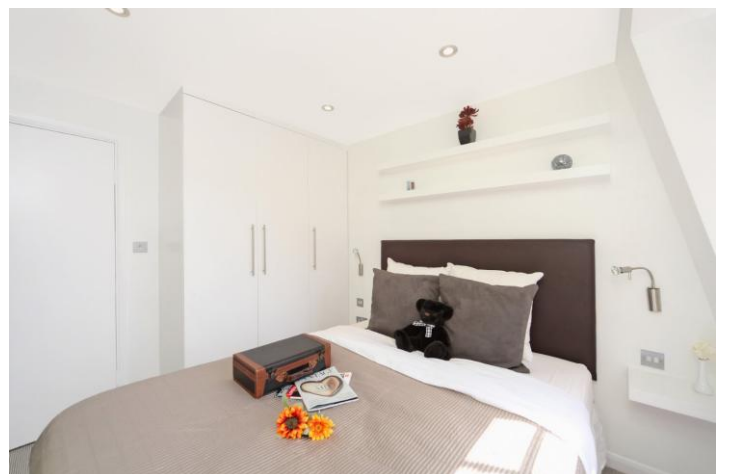
*winkworth.co.uk*





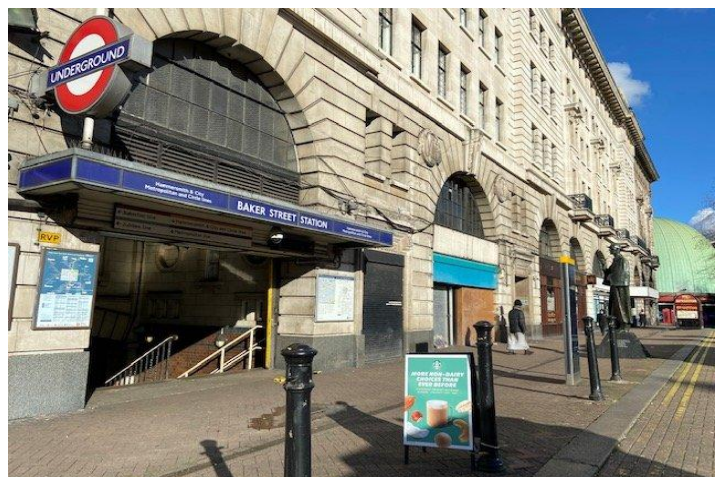
## DESCRIPTION:

Wyndham Street runs south of the Marylebone Road, close to The Old Marylebone Town Hall, Marylebone St' and Baker St. St'. For boutique shops and supermarket - Waitrose can be found on Marylebone High Street. The green open spaces of London's Royal Park - 'Regents Park' is within a short stroll away.



**Winkworth**

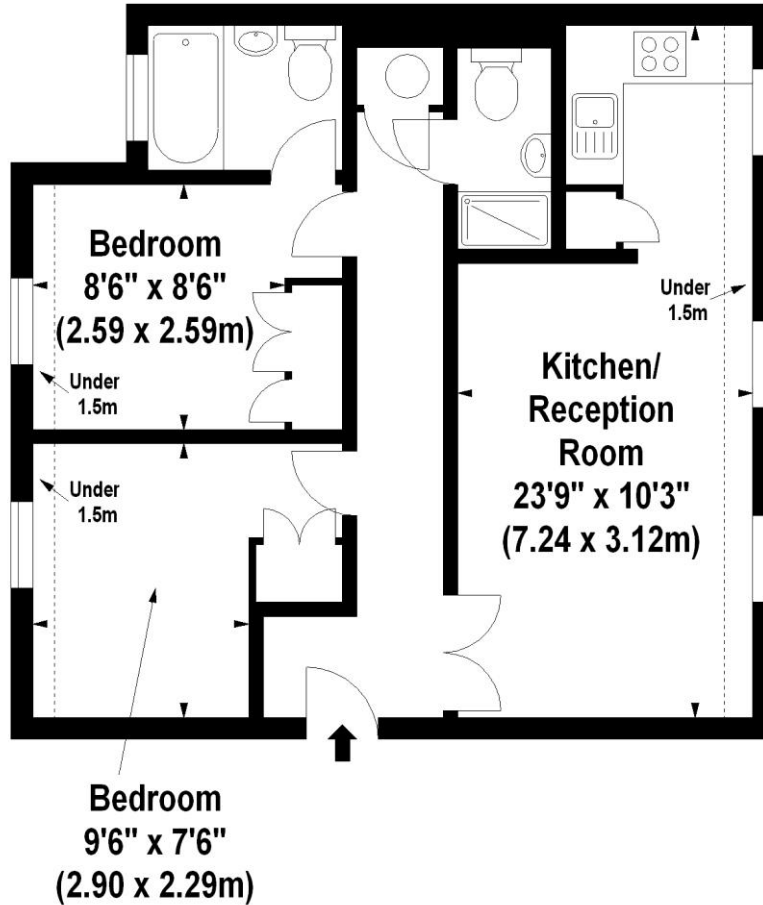
for every step...



**Winkworth**

for every step...

**Wyndham Street, W1**  
**Approx. Gross Internal Area \***  
**570 Sq Ft - 52.95 Sq M**



**Third Floor**

Illustration For Identification Purposes Only. Not To Scale

\*Floorplans Drawn According To RICS Guidelines

© www.totalvista.co.uk 2008 (br)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold plus Share of Freehold

**Term:** Expires - 2983

**Service Charge:** £2100 per annum

**Ground Rent:** Peppercorn

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Paddington & Bayswater | 020 7467 5770 | paddington@winkworth.co.uk

**Winkworth**

for every step...

*winkworth.co.uk*

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.