



**WHEATLEY STREET, MARYLEBONE, W1G**  
**£2,050,000**

**Carter Jonas**



## WHEATLEY STREET, MARYLEBONE, W1G

Measuring over 1000 sq. ft, this apartment has been totally remodelled and renovated to an exceptional standard.

It comprises a semi-open plan living space with high spec, fully fitted kitchen and lots of natural light provided by double aspect windows.

There are two good size double bedrooms with excellent fitted storage, a third bedroom/ study, utility room with washing machine and separate tumble drier, lots of additional storage and access to communal outside space.

Further features include hardwood floors throughout and underfloor heating to the bathrooms.

Wheatley Street is a quiet side street in the heart of Marylebone located just moments from unique cafes and restaurants of Marylebone High Street and Marylebone Village. With excellent transport links to all corners of London.

### AMENITIES

- Private Entrance
- All wooden floors
- 3 Bedrooms
- 2 Bathrooms

**TENURE** Leasehold from and including 21 June 2012 to and including 22 June 2152

**LOCAL AUTHORITY** Westminster

**EPC BAND** E

**RARE TO THE MARKET IS THIS MODERN MAISONETTE WITH PRIVATE ENTRANCE ON ONE OF MARYLEBONE'S MOST SOUGHT-AFTER STREETS, A STONE'S THROW FROM ALL THE AMENITIES OF MARYLEBONE HIGH STREET.**





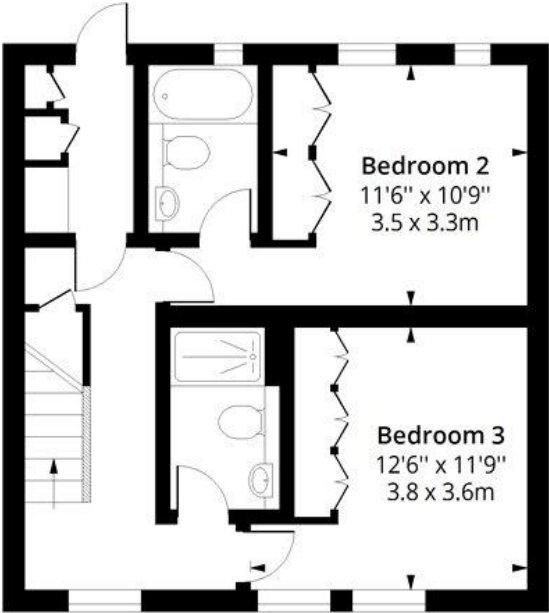


Classification L2 - Business Data



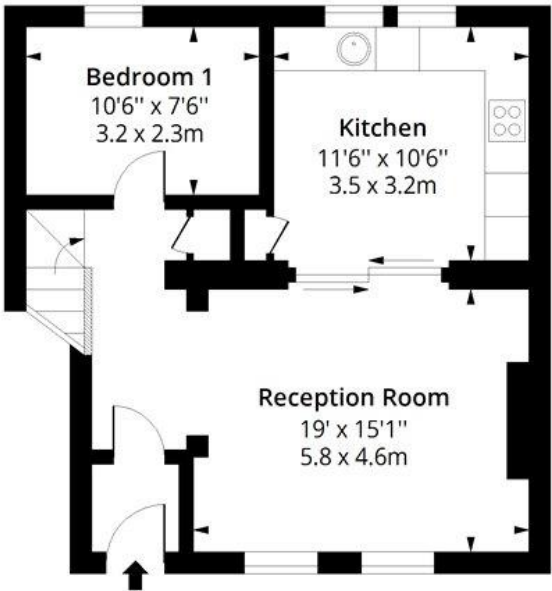
# Wheatley Street, W1G

Approx. Gross Internal Area 1040 Sq Ft - 96.61 Sq M



**Lower Ground Floor**

Floor Area 535 Sq Ft - 49.70 Sq M



**Ground Floor**

Floor Area 505 Sq Ft - 46.91 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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