



WIGMORE STREET, LONDON, W1U

£1,295,000

Carter Jonas

WIGMORE STREET, LONDON, W1U

AMENITIES

- 2 Bedroom Flat
- Bright Throughout
- 810 sq. ft
- 6th Floor with Lift
- Good Condition
- Purpose-built Portered Block

Positioned on the 6th floor (with lift) this large two-bedroom flat is incredibly bright throughout owing to its dual aspect windows.

Briefly the accommodation comprises a South-facing reception room, separate modern kitchen, two good size double bedrooms and smart bathroom.

Wigmore Court is a popular portered building located close to the amenities of Marylebone High Street, the world-famous Selfridges Department Store and the open spaces of both Hyde Park and Regents Park.

Bond Street Underground Station (Central, Jubilee and Elizabeth Lines) is 0.2m miles away.

Virtual Tour:

<https://kuula.co/share/collection/7FdHC?logo=0&info=1&fs=1&vr=1&sd=1&thumbs=1>

TENURE Leasehold

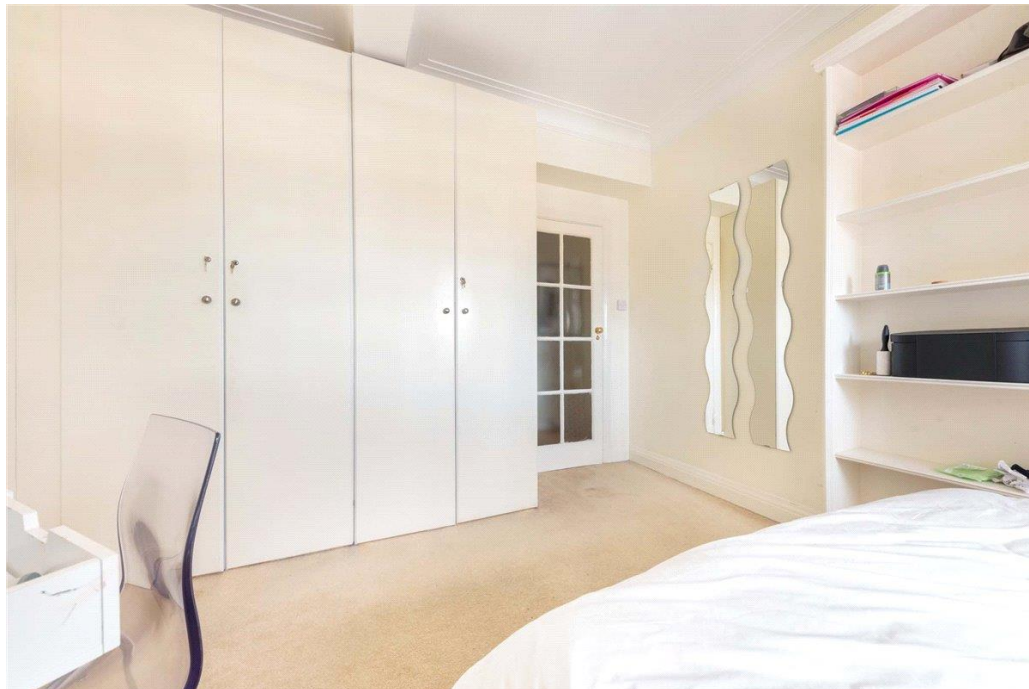
LOCAL AUTHORITY Westminster City Council

EPC BAND C

COUNCIL TAX BAND F

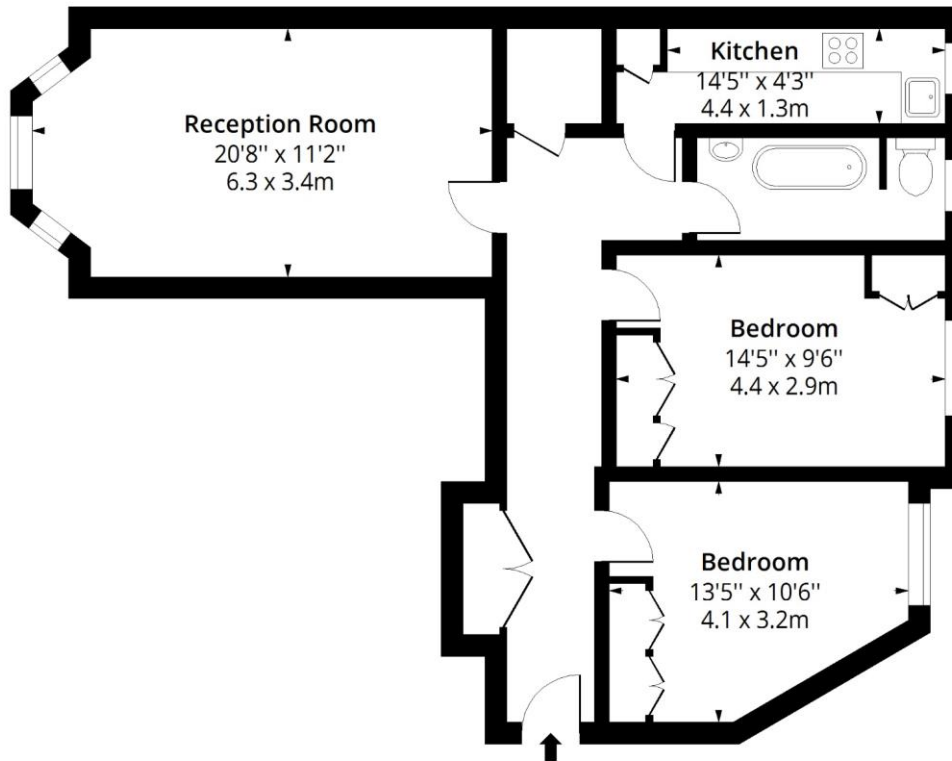
A SMART 2 BEDROOM APARTMENT IN A POPULAR PURPOSE-BUILT BLOCK WITH LIFT AND PORTER IN THE HEART OF MARYLEBONE OFFERING EASY ACCESS TO OXFORD STREET AND BOND STREET UNDERGROUND.





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Approx. Gross Internal Area 810 Sq Ft - 75.25 Sq M



Fifth Floor

Floor Area 810 Sq Ft - 75.25 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England, Scotland & Wales	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

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Classification L2 - Business Data