



**WYNDHAM STREET, MARYLEBONE, W1H**  
**GUIDE PRICE £815,000 LEASEHOLD**

LOCATED IN W1H - MARYLEBONE, A WELL PRESENTED, LEASEHOLD, PLUS 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: ABOUT £75 PER ANNUM | TENURE: LEASEHOLD, PLUS SHARE OF FREEHOLD WITH ABOUT 85 YEARS UNEXPIRED | COUNCIL TAX BAND: E

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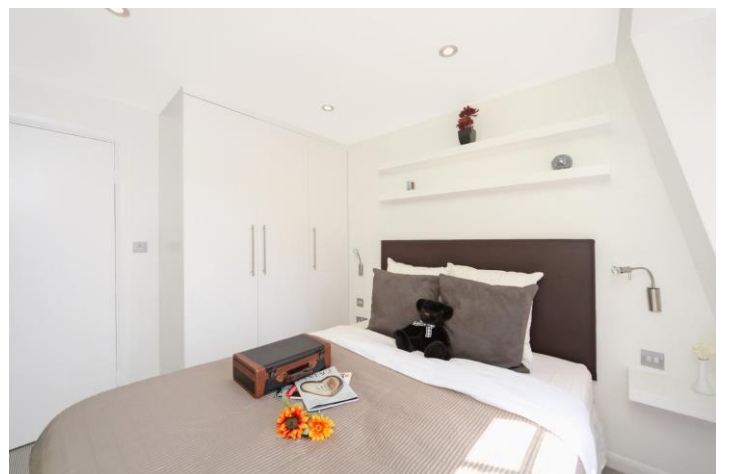
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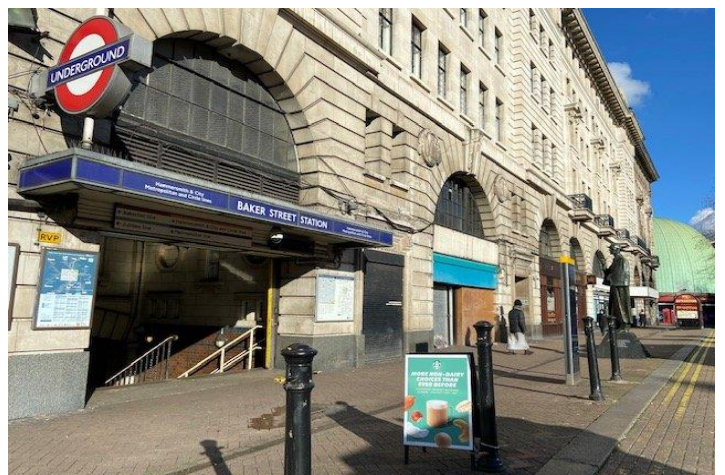
## DESCRIPTION:

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.



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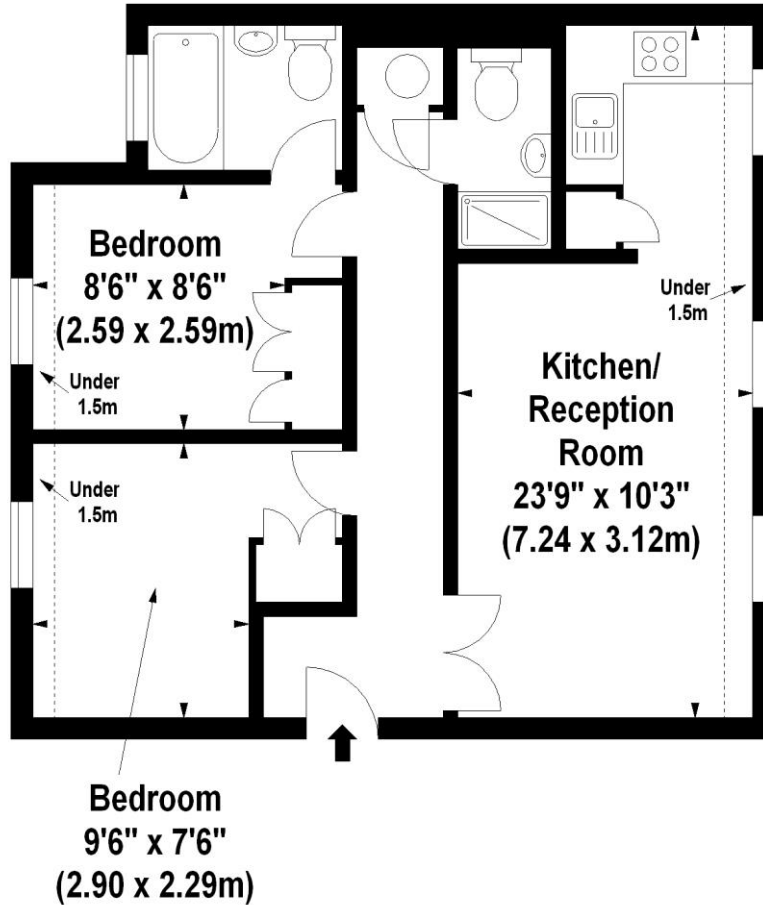
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**Wyndham Street, W1**  
**Approx. Gross Internal Area \***  
**570 Sq Ft - 52.95 Sq M**



**Third Floor**

Illustration For Identification Purposes Only. Not To Scale

\*Floorplans Drawn According To RICS Guidelines

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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  
**Term:** Expires - 25/03/2109  
**Service Charge:** £2100 per annum  
**Ground Rent:** £ 75 Annually (subject to increase)  
**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.

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