



Wheatley Street, W1G

£2,200,000 Leasehold

3 bedroom maisonette for sale

Description

This spacious maisonette is ideally located in the heart of Marylebone and offers the perfect opportunity to add your own stamp to this charming home on Wheatley Street. Featuring its own private entrance and occupying the first and second floors, this apartment has been in the same ownership for over 60 years but is still presented in good condition.

The apartment comprises of a large reception/dining room, a separate kitchen with a private balcony and two double bedrooms. It's situated on one of the quietest tree-lined roads off Marylebone High Street so is in walking distance to all of the local amenities, Regents Park and the local transport links (Baker Street Underground Station, Marylebone Overground Station).

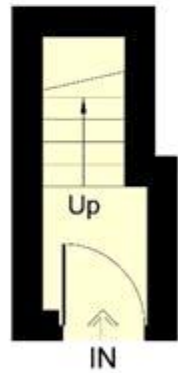
Tenure

Leasehold (101 years)

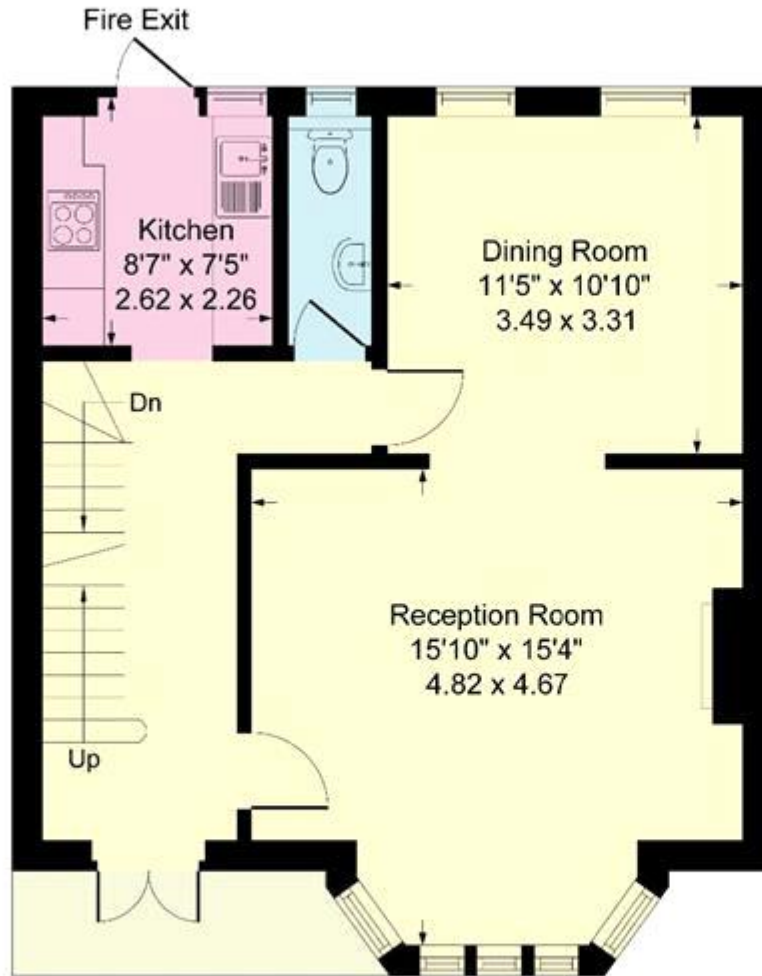


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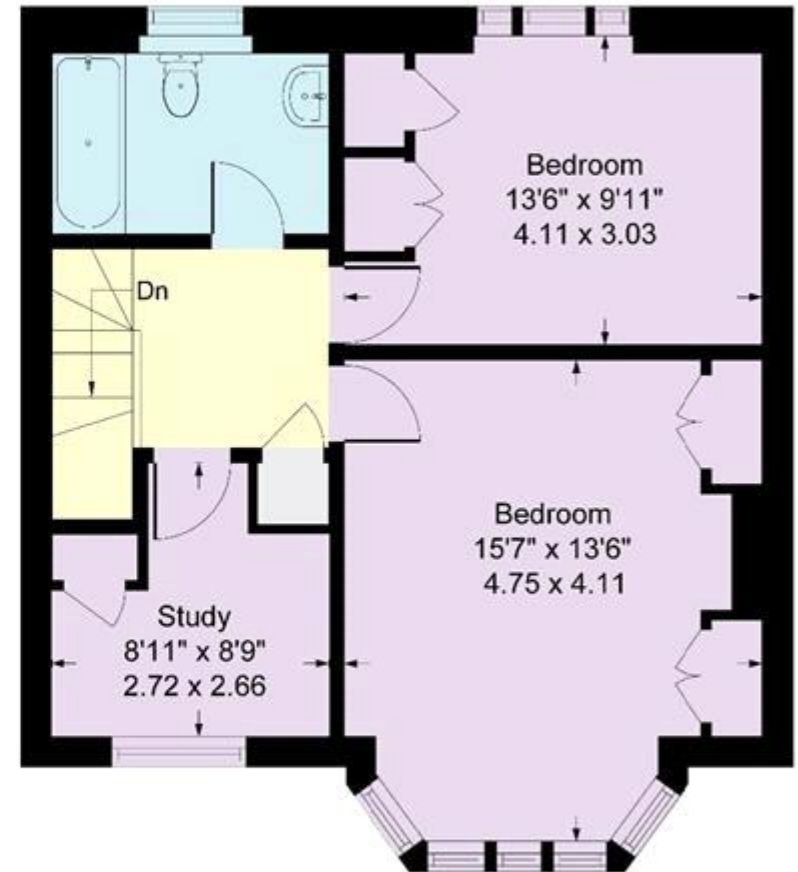
Approximate Gross Internal Area = 1119 sq ft / 104.02 sq m



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID09)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B		81	(81-91) B
(69-80) C			(69-80) C
(55-68) D	62		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)

Viewing by appointment only
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