



JEREMY JAMES

WIGMORE STREET, MARYLEBONE, LONDON, W1



PRICE  
£799,000

TENURE  
Freehold

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London,  
W1G 9TS

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## DESCRIPTION

In more detail the accommodation comprises; Entrance hall with storage cupboard, Large south facing reception/dining room with views of Wigmore Street, Master bedroom with built in wardrobe and en-suite shower room, Second bedroom with built in wardrobe, Main bathroom and kitchen.

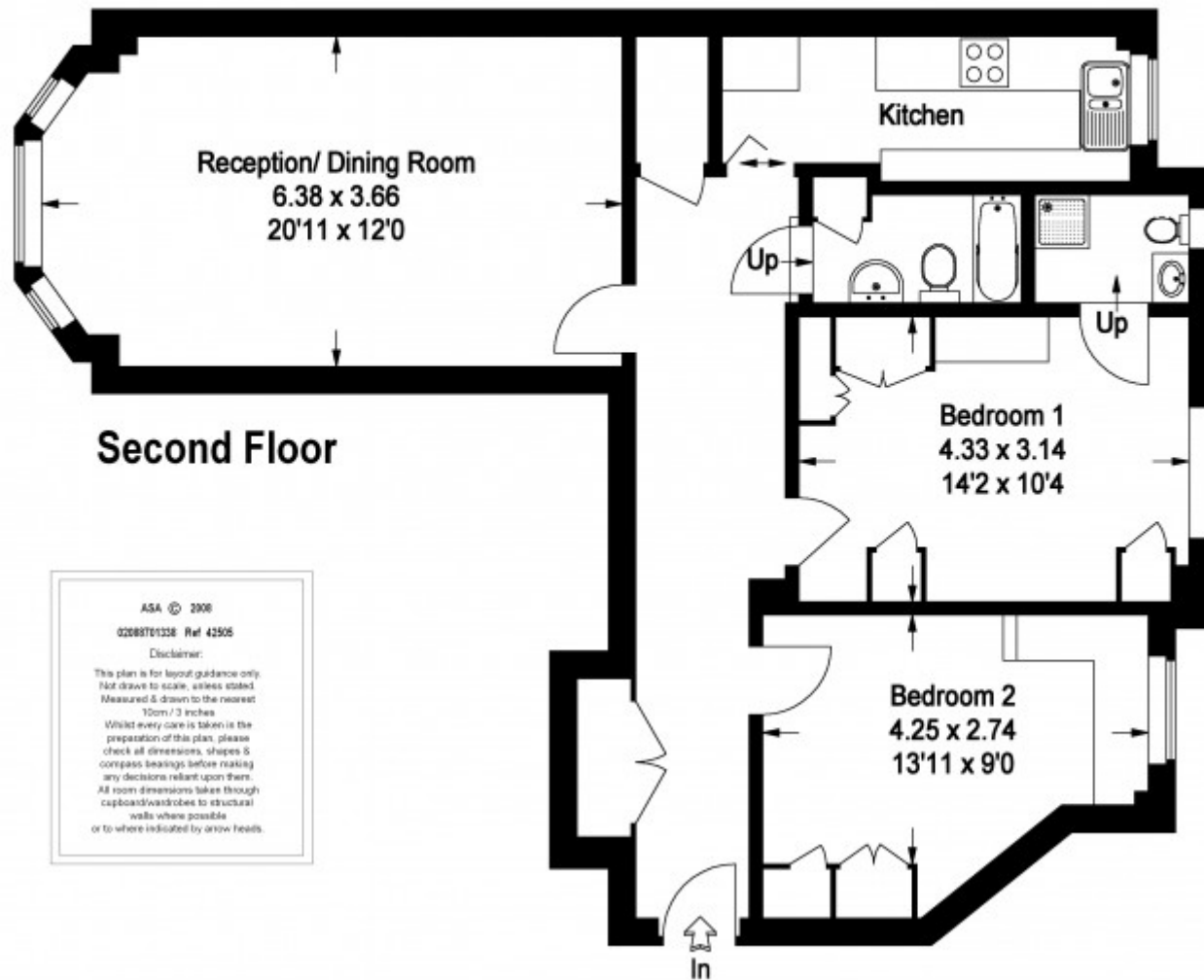
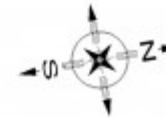
Situated in a discreet but well maintained building the apartment is on the second floor with a passenger lift and a resident porter. The general condition of the apartment is good although could benefit from some refurbishment work.

## AMENITIES

- Superb location
- Resident porter
- Communal heating and hot water
- Passenger lift
- Long leasehold
- Some scope for improvement

# Wigmore Street, W1

Approximate Gross Internal Area :- 79 sq mt / 850 sq ft



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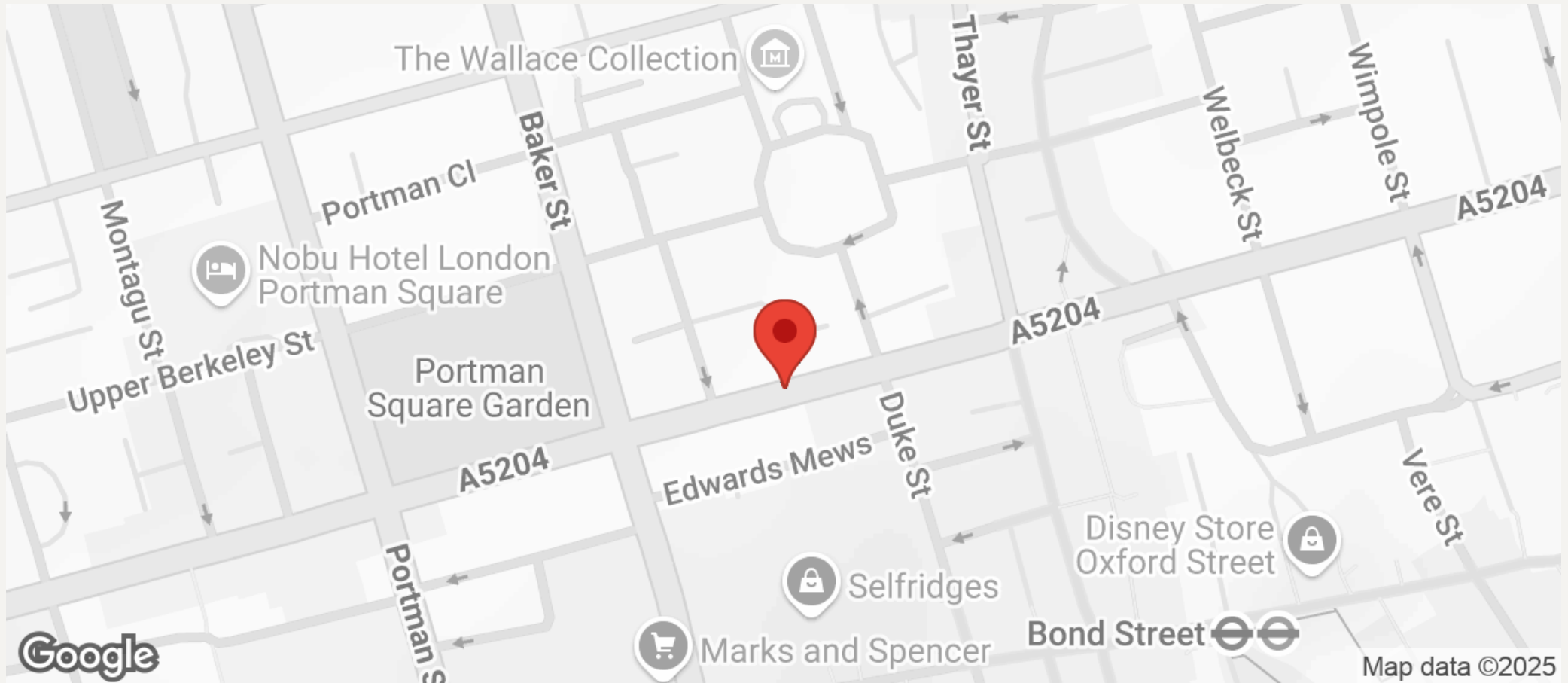
Disclaimer:

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Measured & drawn to the nearest  
10mm / 3/8 inches.  
Whilst every care is taken in the  
preparation of this plan, please  
check all dimensions, shapes &  
compass bearings before making  
any decisions reliant upon them.  
All room dimensions taken through  
cupboard/wardrobes to structural  
walls where possible  
or to where indicated by arrow heads.



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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