



# JEREMY JAMES

## WHEATLEY STREET, LONDON W1G.



**PRICE**  
£2,650,000

**TENURE**  
Leasehold



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### DESCRIPTION

This most unusual 'loft style' upper maisonette, with its own entrance, is located in the heart of Marylebone Village, moments from the High Street with its enviable array of shops, restaurants and galleries. Major transport links are within walking distance of the property, to include Baker Street and Bond Street underground stations. Easy access also to mainline train stations and the A40. The property, of approximately 1,345 sq.ft. (125 sq.m.), comprises two double bedrooms with a third bedroom / study. The master bedroom has en-suite bathroom, the second bedroom has a feature bath, with a further cloakroom. The upper floor offers an exceptional loft style living area with a semi-open plan fully fitted kitchen. There is a small balcony on the first floor.

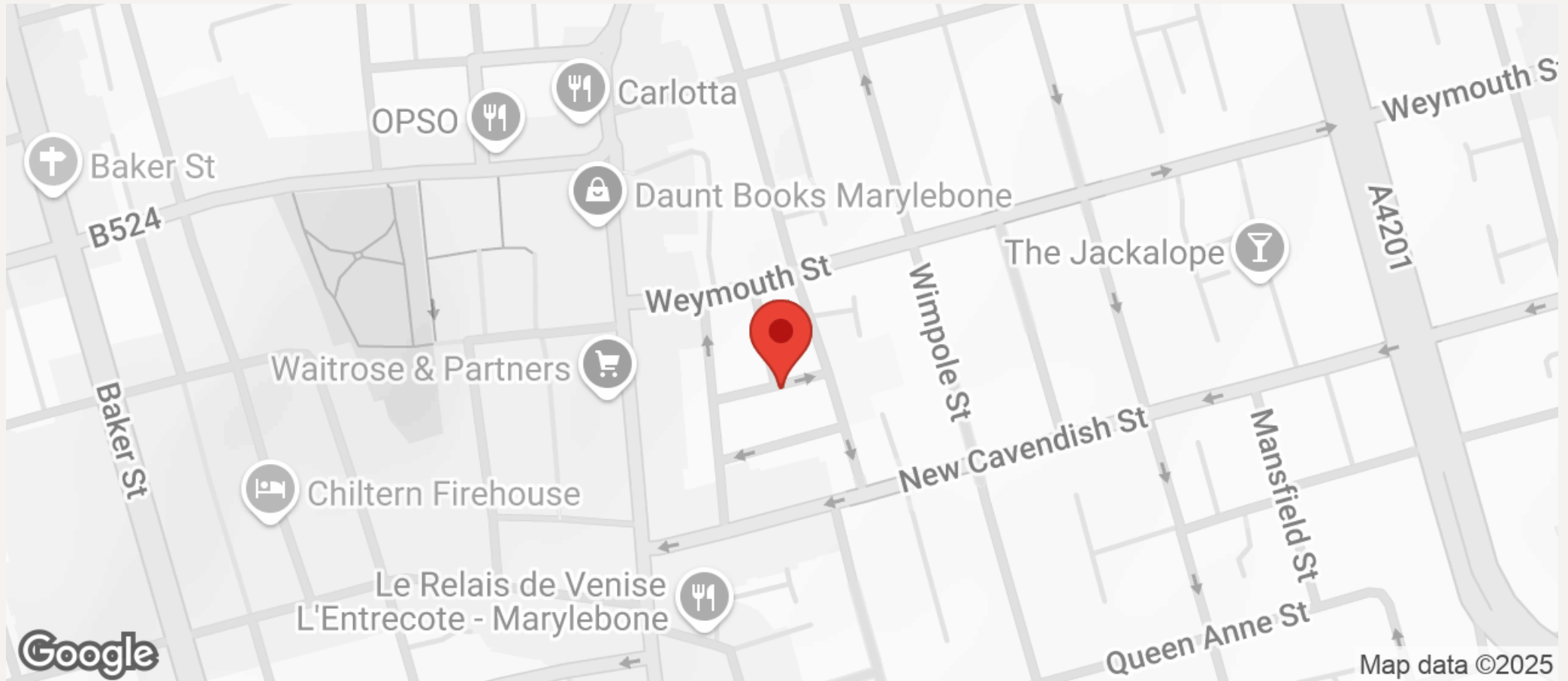
### AMENITIES

- Unique loft style upper maisonette
- Own entrance
- In the heart of fashionable Marylebone Village
- Wood flooring
- Excellent natural light
- Balcony



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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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