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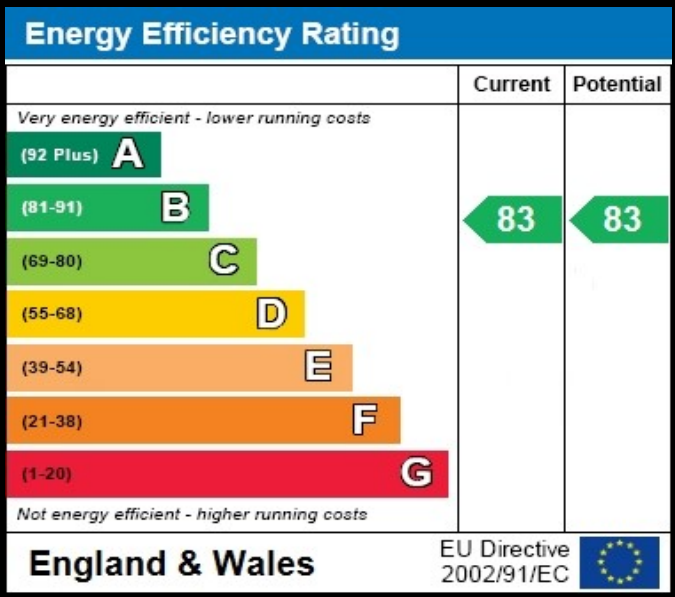

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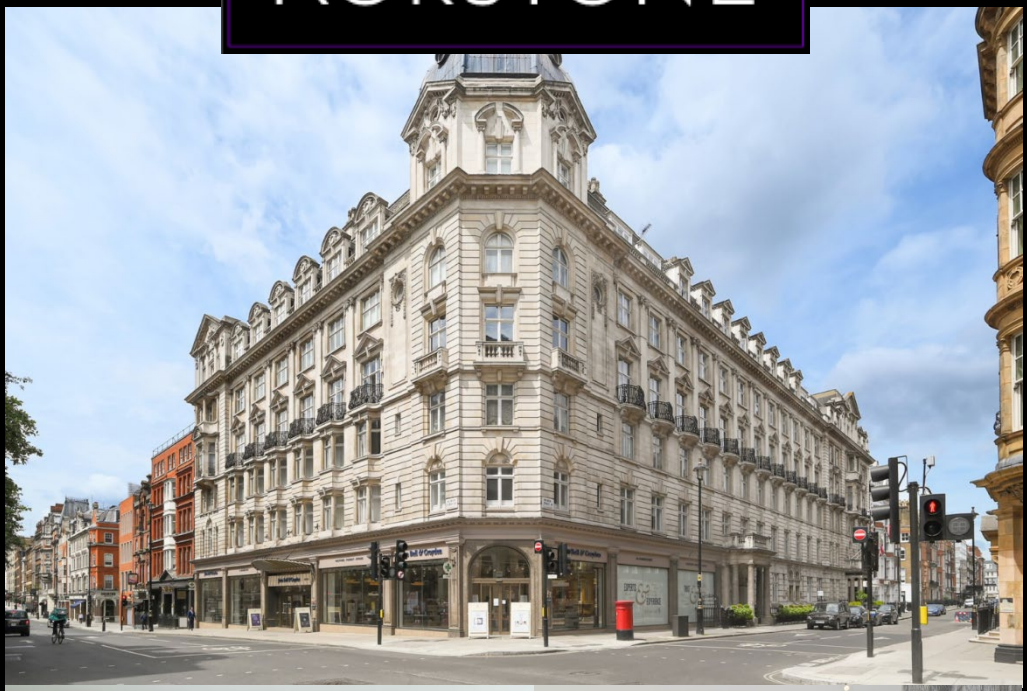
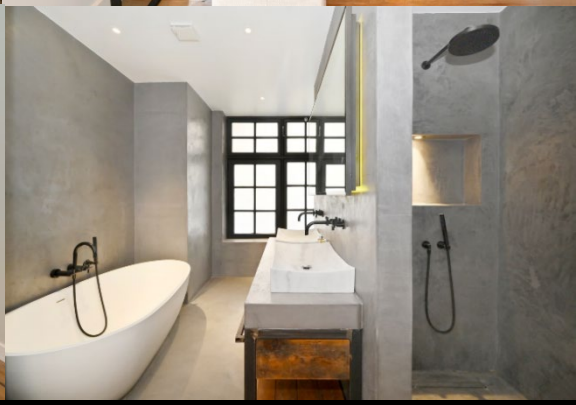


WELBECK HOUSE, MARYLEBONE

W1G



Welbeck House, Marylebone, W1G

£6,100,000.00

A superb apartment located in the heart of Marylebone Village, offering approximately 2625 sqft of lateral living space within a well-respected, portered mansion block, which benefits from impressive classical communal areas making this a highly sought-after building. The property has been recently refurbished and boasts, elegant, understated contemporary furnishings and comprises of a generous principal bedroom suite featuring, a walk-in wardrobe, en-suite shower room, double sinks, and a free-standing bath.

There are three further spacious bedrooms, all complete with en-suite bath/shower rooms and an additional room which could be used as a study or additional bedroom. The open-plan kitchen design features, sliding pocket doors which gives the option to open up or separate the kitchen area should you wish. The apartment further benefits from a Rako lighting system, large windows, lift, air-conditioning throughout and a long lease. Welbeck House is perfectly situated in Marylebone bordering Mayfair and conveniently located for the high-end boutique shops and restaurants that Marylebone and Mayfair have to offer as well as the world-renowned Oxford Street and Regents Park being a within walking distance. Welbeck House is classed as one of Marylebone's most prestigious buildings.

Nearest transport links: Bond Street (0.3 miles), Oxford Circus (0.4 miles), Regent's Park (0.7 miles), Great Portland Street (0.8 miles) and Baker Street (1.0 miles) underground stations, Marylebone (1.1 miles), Euston (1.2 miles) and Kings Cross St Pancras (1.9 miles) train stations, and access to the West and Heathrow via the A40.

ROKSTONE

Welbeck House

Approx. Gross Internal Area 2625 Sq Ft - 243.87 Sq M

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Tenure: Leasehold **Service Charge**: £23,681.00 PA **Lease:** 134 Years