



RUSSELL SIMPSON

Exceptional three-bedroom
lateral apartment with a south
facing terrace in prestigious
Marylebone

WELBECK HOUSE,
MARYLEBONE W1G

Welbeck House, Marylebone W1G

£4,750,000

BEDROOMS 3	INTERNAL 2,410 SQ FT	OUTDOOR 535 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 2	224 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3	—	TENURE Leasehold	LENGTH OF LEASE 128 years





The Property



Penthouse apartment, with lift and porter with privacy and an abundance of natural light.

Entering the flat on the sixth floor, you are welcomed into a generous entrance hall that leads to the impressive reception areas. The substantial reception room features floor-to-ceiling windows that fill the space with light and opens directly onto the south-facing terrace through French doors. The room's lofty proportions create a refined sense of scale, enhanced by the wooden floors that flow throughout this level.

Indoor Spaces

The separate dining room provides an elegant space for formal entertaining, with its own terrace access. The kitchen is positioned separately and fitted with contemporary units featuring a central island with integrated gas cooking. Adjacent to the kitchen is a practical utility room and a guest washroom.





The Bedrooms

The apartment comprises three well-proportioned bedrooms, each thoughtfully designed with built-in storage and benefiting from excellent natural light. The principal bedroom is particularly generous, featuring an elegant ensuite bathroom, a separate dressing room, and direct access to the terrace.

The second bedroom also has direct terrace access and includes its own en-suite facilities and dressing area. The third bedroom includes fitted wardrobes, an ensuite bathroom, and access to a private balcony.



Outdoor Spaces

The property includes exceptional outdoor space with a southfacing terrace accessible from the reception room, dining room and two bedrooms.





The Neighbourhood

Welbeck Street is an attractive address in the heart of Marylebone, moments away from the open spaces of Regent's Park and Hyde Park. The area is renowned for its upmarket boutiques, many restaurants and cafés, and excellent transport links. The building benefits from porter service and lift access, adding to the convenience of this prestigious central London location.

The street itself forms part of Marylebone's distinguished grid of Georgian and Victorian terraces, with the area's rich medical and literary heritage evident in the elegant architecture and refined atmosphere that characterises this sought-after quarter of central London.

APPROXIMATE INTERNAL AREA

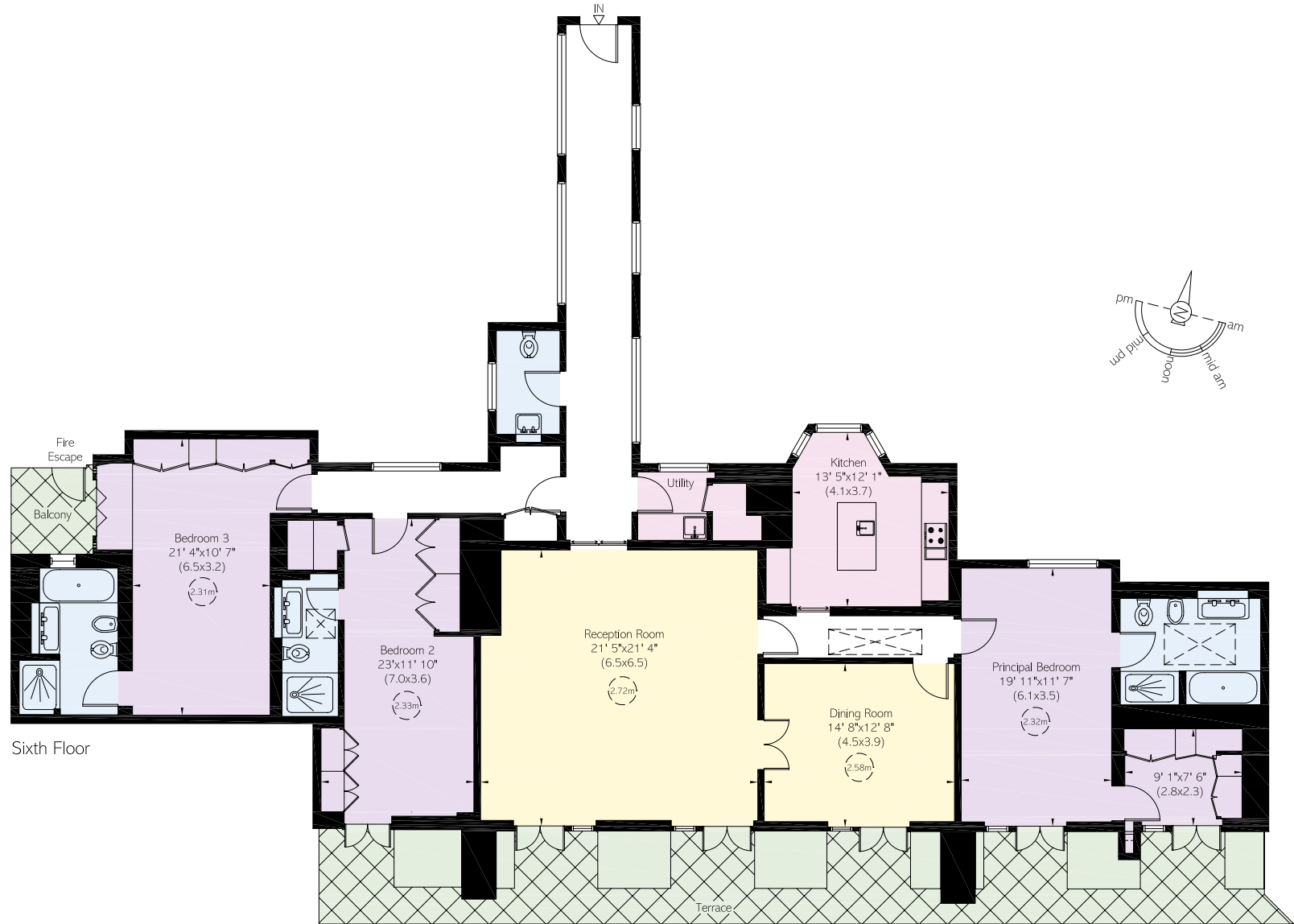
2,410 SQ FT / 224 SQ M

INCLUDING LIMITED USE AREA

1 SQ FT / 0.09 SQ M

OUTSIDE AREA

535 SQ FT / 50 SQ M



**RUSSELL
SIMPSON**

Contact us

+44 (0) 20 3815 9144

[Email](#)

www.russellsimpson.co.uk

Mayfair & Marylebone

50 Grosvenor Hill
London W1K 3QT

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Any measurements of distances referred to herein are approximate only. October 2021