

# ASTONCHASE

astonchase.com

69-71 PARK ROAD  
LONDON NW1 6XU  
020 7724 4724



**STONE HOUSE**  
**9 WEYMOUTH STREET**  
**LONDON, W1W**

**LEASEHOLD 90 YEARS**  
**ASKING PRICE £3,295,000**  
**SUBJECT TO CONTRACT**

SOLE AGENT

A spacious three bedroom lateral apartment (145.57 sq m/1,567 sq ft) ideally located in this landmark building on Weymouth Street.

Located on the third floor and accessible via a passenger lift the apartment has been carefully refurbished by the current owners.

The apartment benefits from a large double reception/dining room, separate kitchen with dedicated utility room, three double bedrooms, two bathrooms and guest w/c. In addition, the third bedroom (which is currently arranged as a study) previously featured an en-suite shower room, which could be re-instated. Also featuring beautifully designed joinery which has been installed throughout providing ample storage.

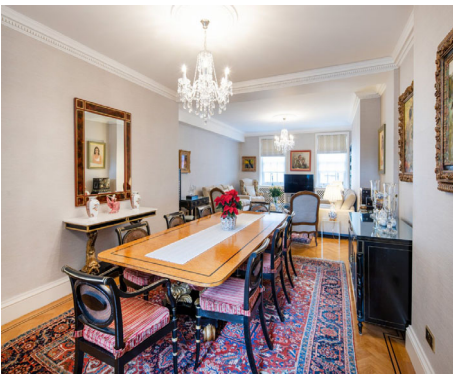
Stone House is a secure building with uniformed portage that is well-positioned for the boutique shops and restaurants of Marylebone and Fitzrovia, as well as the wide-open spaces of Regent's Park.



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## ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Bedroom Two with En-Suite Bathroom
- Reception/Dining Room
- Kitchen
- Study
- Utility Room
- Guest WC

## AMENITIES

- Uniformed Portage
- Underfloor Heating
- Passenger Lift
- Ample Storage

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COUNCIL TAX

Westminster (Band G)

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EPC RATING:

C

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## IMPORTANT NOTICE

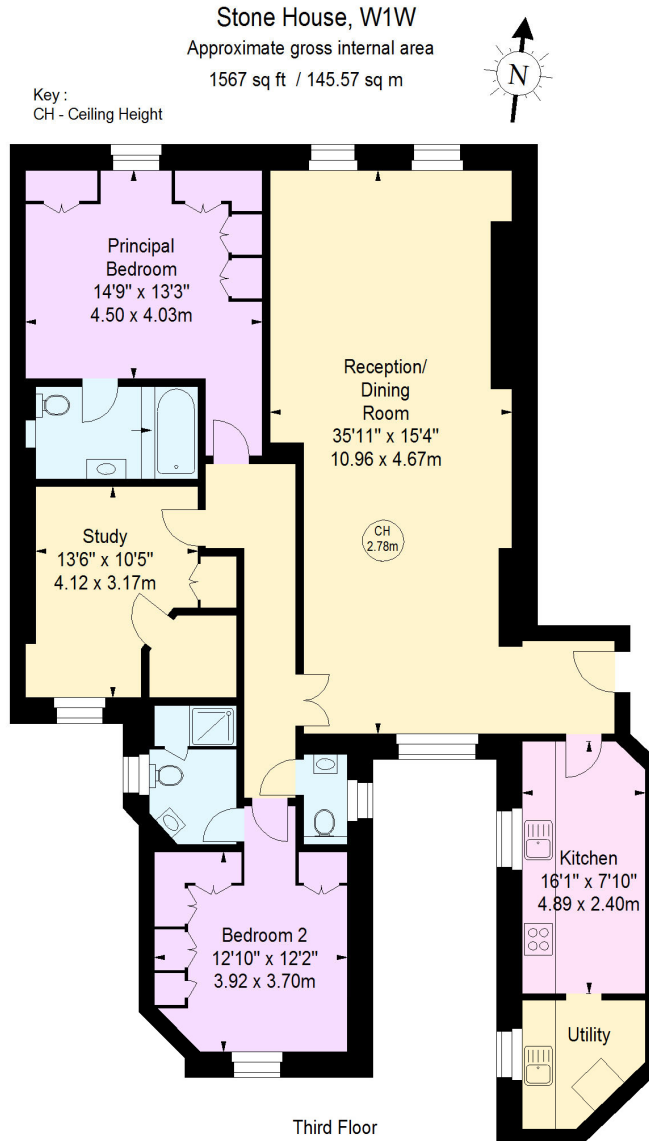
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The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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