

ASTONCHASE

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



STONE HOUSE
9 WEYMOUTH STREET
LONDON, W1

LEASEHOLD 90 YEARS
ASKING PRICE £3,450,000
SUBJECT TO CONTRACT

Service Charge: £10,163 per annum
Council Tax: £1,379 per annum

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.

Nearby transport links include Regent's Park tube station (0.2 miles, Bakerloo Line) and Great Portland Street tube station (0.2 miles, Circle, Metropolitan and Hammersmith & City Lines).

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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
- Passenger Lift
- Ample Storage

COUNCIL TAX

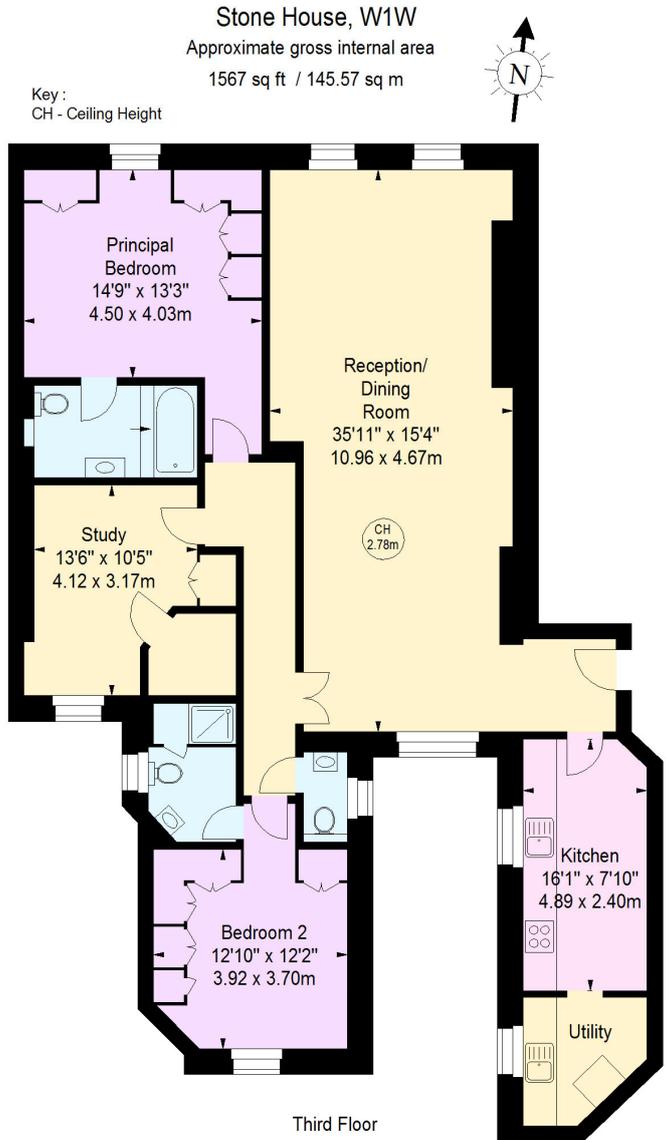
Westminster (Band G)

EPC RATING:

C

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales	EU Directive 2002/91/EC		

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