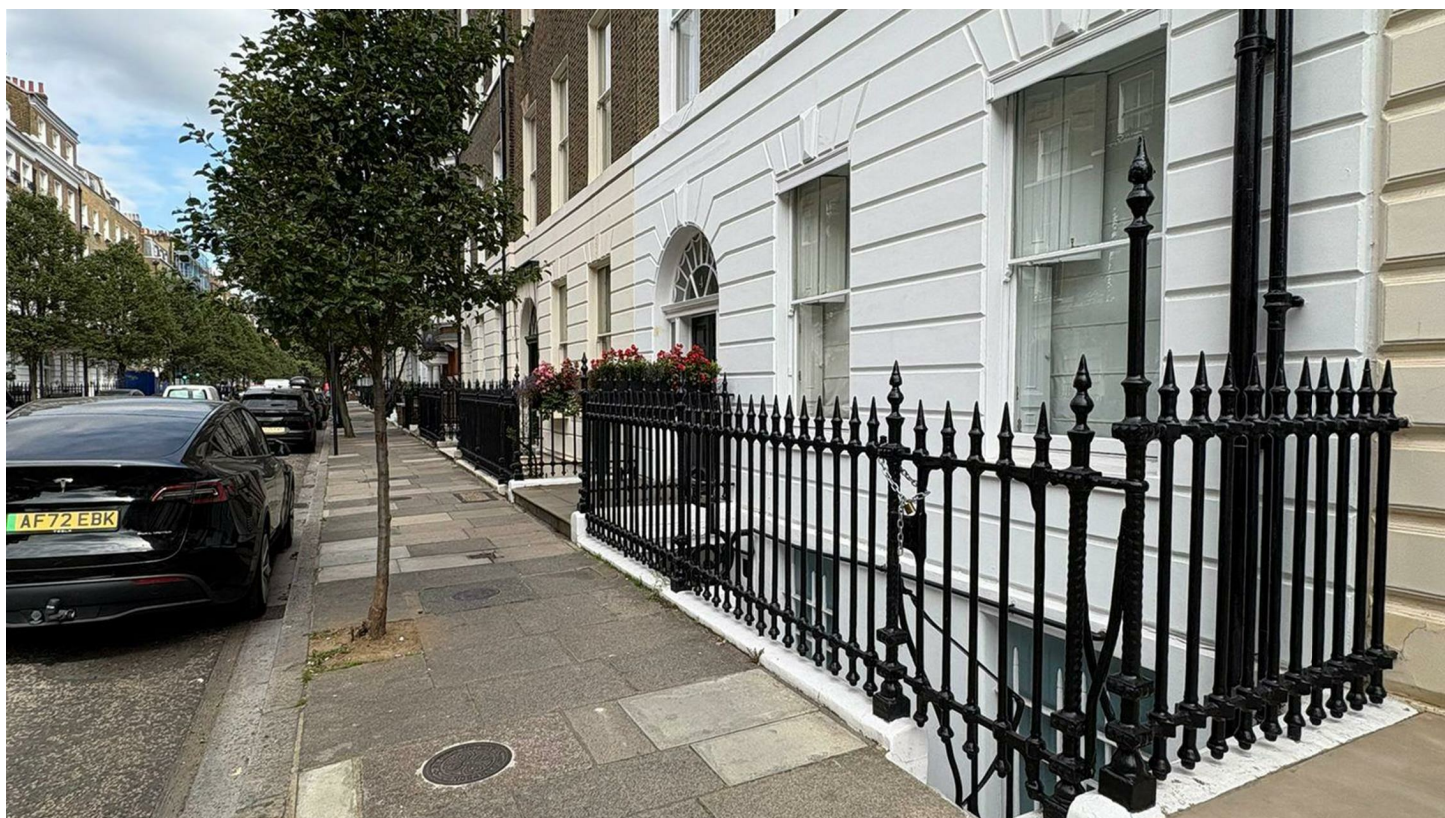


## Upper Wimpole Street, W1G 6BP

£1,650 PCM



### Bedsitting Rooms Available!

Nestled in the heart of Marylebone, this charming second-floor flat on Upper Wimpole Street offers a delightful living experience in one of London's most sought-after locations.

The flat is tastefully furnished with a cosy, antique-style décor that adds character and warmth to the living space. Two rooms are currently available for rent: a single room priced at £1,650 per calendar month and a double room at £2,050 per calendar month. Both rental prices include all bills and council tax, ensuring a hassle-free living experience. Please note that there are additional charges for a shared cleaner.

Residents will enjoy a shared living room that boasts a reading area and a large collection of books, ideal for those who appreciate a quiet moment with a good read. The property also features a full bathroom equipped with both a bath and shower, as well as a separate WC, which will be shared among three rooms.

Conveniently located, the flat is just a seven-minute walk from Regent's Park Station, providing easy access to the rest of London. This property will be available for occupancy from the end of November, making it an excellent opportunity for those looking to settle in a vibrant and culturally rich area.

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

| Energy Efficiency Rating                    |         |                                                                                     |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92 plus) 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 |         |                                                                                     |
| England & Wales                             |         | EU Directive<br>2002/91/EC                                                          |
|                                             |         |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                     |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                     |
| (92 plus) A                                                     |         |                                                                                     |
| (81-91) B                                                       |         |                                                                                     |
| (69-80) C                                                       |         |                                                                                     |
| (55-68) D                                                       |         |                                                                                     |
| (39-54) E                                                       |         |                                                                                     |
| (21-38) F                                                       |         |                                                                                     |
| (1-20) G                                                        |         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                     |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC                                                          |
|                                                                 |         |  |