**Description**

Spanning 10,040 sq. ft (932.74 sq. m) the property comprises six storey listed Georgian family mansion house with balcony, three patios and garden, self-contained apartment and adjoining mews house with garage.

This incredible eight bedroom house in the heart of Marylebone benefits from ample windows allowing an abundance of natural light, high ceilings and lift. Comprising 8 bedrooms, 3 bathrooms (1 en suite), 3 reception rooms, grand dining room, office and study. A spacious family kitchen/breakfast room, utility room, separate WC, patio and balcony.

On the lower ground is a self-contained apartment comprising master bedroom with built in wardrobes and en-suite bathroom, further 2 bedrooms, bathroom, large reception, kitchen, garden and patio.

There is an adjoining 2 bedroom mews house with reception room, kitchen/breakfast room and separate WC. On the ground floor is a double and single garage.

Upper Wimpole Street is located in the heart of the Marylebone Village, just two streets over from the eclectic High Street and a short walk from the critically acclaimed Chiltern Street and the green open spaces of Regent's Park.

Transport links include Baker Street underground station (Bakerloo, Circle, Jubilee, Metropolitan and H&C lines) and Great Portland Street underground station (Circle, H&C and Metropolitan lines).

**Terms**

**Tenure:** Freehold

**Local Authority:** City of Westminster

**Guide Price:** £14,950,000
All potential tenants should be advised that as well as rent, an administration fee of £276 and referencing fees of £48 per person will apply when renting a property. Please ask us for more information about other fees that may apply or visit KnightFrank.co.uk/tenantcharges

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated November 2016. Photographs dated November 2016. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.

Approximate Gross Internal Floor Area
932.74 sq.m./10,040 sq.ft.

(Including restricted heigh area, vaults, eaves storage and garage).
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.