

9 Weymouth Street

MARYLEBONE, LONDON W1W

Prime *residential refurbishment*
opportunity in *Central London*





Executive Summary

A rare opportunity to acquire a prime, consented residential conversion in the heart of Marylebone.

Within walking distance of Regent's Park, Oxford Street and the amenities of Marylebone Village and Harley Street.

Situated on part of the ground floor of Stone House, a landmark period building on Weymouth Street, London W1.

Formerly occupied as a medical clinic, the unit is offered in shell and core condition extending to approximately 202.3 sq m (2,178 sq ft).

Permitted development rights have been granted for conversion to a substantial lateral three-bedroom apartment, with all principal rooms benefiting from generous proportions and excellent natural light.

Local agents advise a Gross Development Value of £4,500,000, reflecting circa £2,066 per sq ft.

CIL liability of approximately £140,226.

To be sold with vacant possession on a new 999-year lease at a peppercorn rent with the necessary consents in place.

WE ARE INSTRUCTED TO SEEK A
GUIDE PRICE OF

£2,500,000

(Two Million and Five Hundred Thousand
Pounds) subject to contract

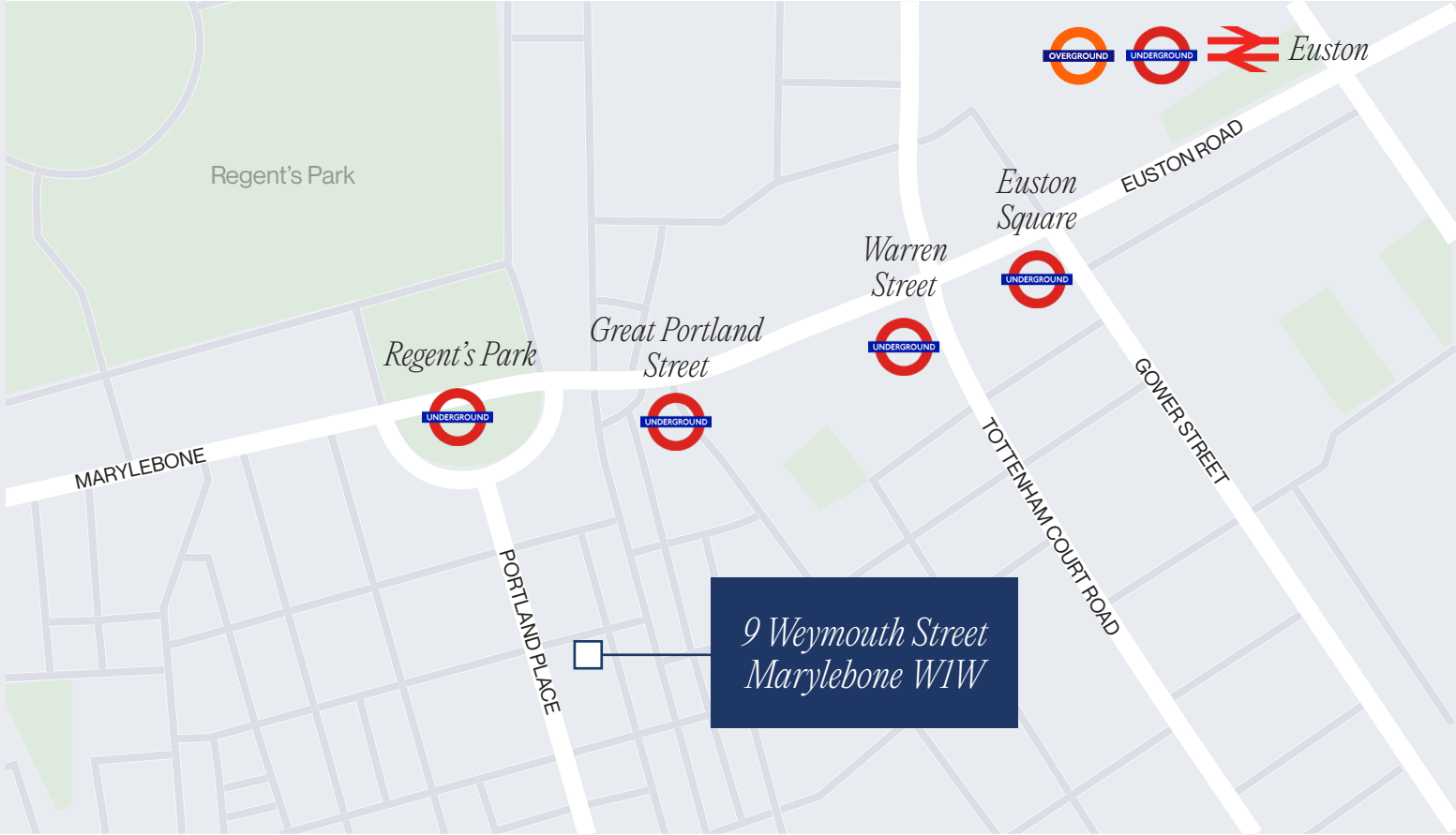
RESIDENTIAL CAPITAL VALUE

£1,148 per sq ft

Location

The property occupies a prominent position on the south side of Weymouth Street, in the heart of Marylebone — one of Central London’s most desirable and enduringly sought-after residential addresses. Weymouth Street sits within the celebrated Harley Street Medical Area, moments from Marylebone High Street with its renowned boutiques, restaurants and cafés, and a short walk from the open spaces of Regent’s Park.

Marylebone continues to attract strong domestic and international demand, underpinned by its village character, period architecture and proximity to London’s principal commercial, retail and cultural districts — fundamentals that support the area’s consistently robust prime residential values.



Connectivity

The location offers exceptional connectivity, with Regent’s Park, Great Portland Street, Goodge Street and Oxford Circus Underground stations all within comfortable walking distance, providing access across the capital via the Bakerloo, Central, Circle, Hammersmith & City, Metropolitan, Northern and Victoria lines. The West End, Mayfair and the City are all readily accessible.

Travel times from Regent’s Park Station:

King’s Cross	Metropolitan Line	3 mins
Paddington	Bakerloo Line	4 mins
Farringdon	Hammersmith & City	8 mins
Notting Hill Gate	Central Line	8 mins

Description

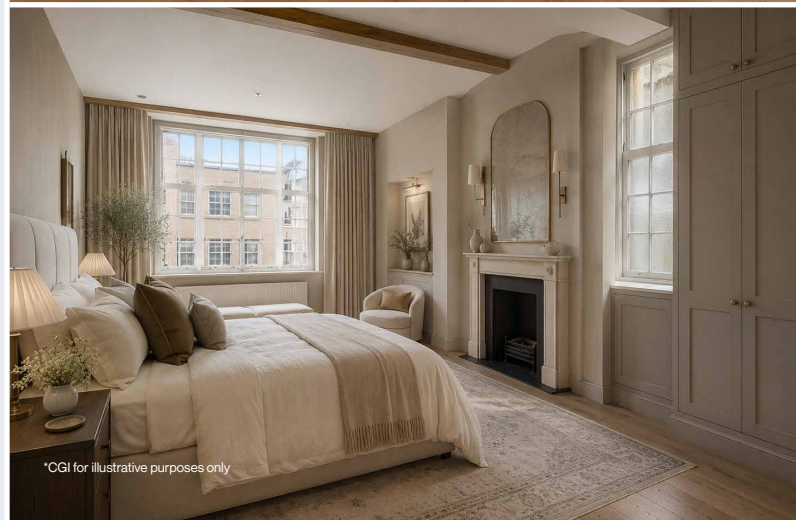
The property comprises part of the ground floor of Stone House, a handsome landmark building of classical proportions with a portered entrance and an elegant communal reception hall retaining fine period detailing. Formerly occupied as a medical clinic, the unit has been stripped back and is now offered in shell and core condition, providing an incoming purchaser with a blank canvas extending to approximately 202.3 sq m (2,178 sq ft).

Permitted development rights have been granted to convert the space into a single, exceptional lateral apartment. The proposed scheme provides three bedrooms, each with en suite facilities, together with a generous reception room, separate living/ study, a large kitchen/ dining room, entrance hall and guest WC. The accommodation benefits from attractive arched fenestration to the front elevation and dual lightwells, delivering natural light throughout the plan.

Upon completion, the apartment will offer the scale and lateral living rarely available in Marylebone — a specification-led opportunity for a developer, or an incoming owner -occupier seeking to create a bespoke home in prime Central London.



*CGI for illustrative purposes only



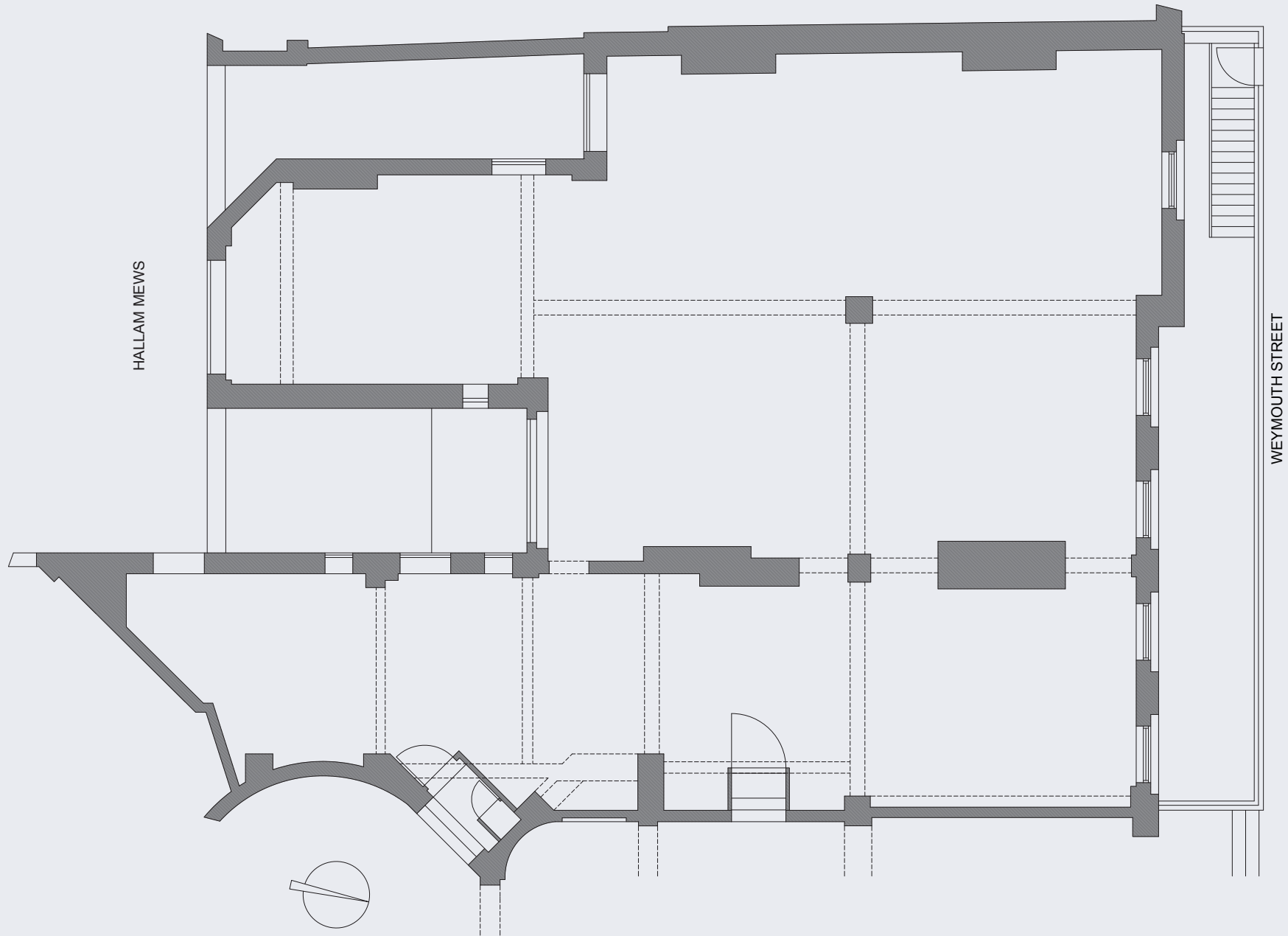
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Existing Floor Plans



Proposed Floor Plans



Sales Comparables

Address	Type	Beds	Tenure	G. R.	Date of Sale	Asking Price	Selling Price	G. F. A.
Flat 1 (1st Floor), 30 Langham Street, London W1W 7FB	Flat	3	Leasehold; TBA	TBA	05/03/2025	£3,500,000 (£2,023 / sq ft)	£3,200,000 (£1,850 / sq ft)	1,730 sq ft 161 sq m
Flat 14 (4th Floor), 14 Queen Anne Street, London W1G 9LG	Flat	3	Leasehold; Expiring 01/10/2146	TBA	26/04/2024	£3,495,000 (£2,302 / sq ft)	£3,320,000 (£2,187 / sq ft)	1,518 sq ft 141 sq m
Flat 41 (5th Floor), 2 Mansfield Street, London W1G 9NF	Flat	3	Leasehold; Expiring 21/06/2150, plus share of F/H	Peppercorn	22/10/2024	£4,200,000 (£2,475 / sq ft)	£3,905,000 (£2,301 / sq ft)	1,697 sq ft 158 sq m
Flat 20 (2nd Floor), 2 Mansfield Street, London W1G 9NF	Flat	2	Leasehold; plus share of F/H	NKN	19/09/2025	£4,375,000 (£2,432 / sq ft)	£4,250,000 (£2,362 / sq ft)	1,799 sq ft 167 sq m
The Penthouse (4th/5th Floor), 7 Portland Place,London W1B 1PW	Flat	2	Leasehold; TBA	TBA	26/11/2025	£5,750,000 (£2,710 / sq ft)	£4,999,999 (£2,356 / sq ft)	2,122 sq ft 197 sq m
Flat 3 (1st Floor), 7 Portland Place, London W1B 1PW	Flat	3	Leasehold; Expiring 31/12/3010, plus share of F/H	NKN	22/06/2026	£3,750,000 (£2,160 / sq ft)	£4,150,000 (£2,391 / sq ft)	1,736 sq ft 161 sq m

Similar two- to three-bedroom apartments were sold in W1 between 2024 and 2026 for an *average price of £3,495,000 to £5,750,000.*



Tenure

New 999 year lease.

VAT

The property is not elected for VAT.

EPC

Energy Performance Certificates are available on request.

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