



2 YORK ST- F1 YORK STREET LONDON, W1U 6QD

£3,250

Hemmingfords are pleased to offer this wonderful recently refurbished apartment located on the first floor (with lift access) of a period conversion in Marylebone.

This modern spec apartment comprises of an open plan kitchen and double aspect living area with high ceilings, spacious double bedrooms with a fitted wardrobe and a modern tiled bathroom. Natural daylight floods the apartment throughout.

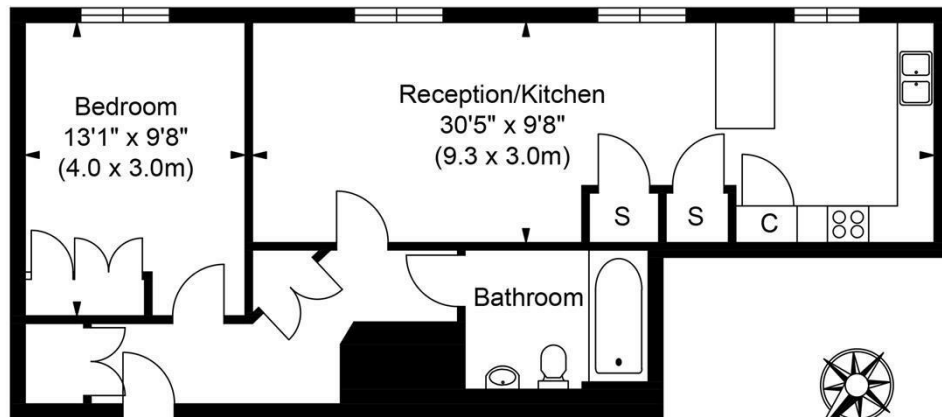
The property is just a stones throw away from Marylebone High Street offering a variety of local bars, restaurants and shops.

Hemmingfords

York Street, W1V

Approximate Gross Internal Area

591 sq ft / 54.97 sq m



FIRST FLOOR



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings & Sales
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords