



THE ESTATE COMPANY



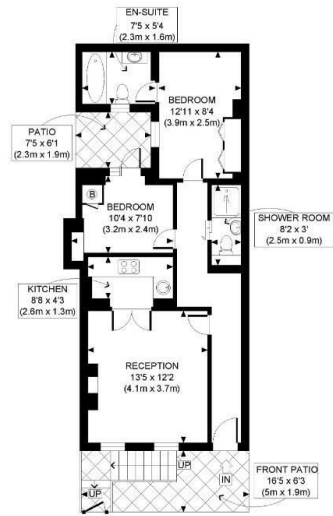
## York Street, Marylebone, London, W1H 1PW

£2,950 Per Month

- One Double Bedroom
- Two Bathroom
- 579 sq ft
- Marylebone Station National Rail Services
- One Single Bedroom/Study
- Patio
- Council Tax: £1192pa (Westminster E)
- Newly Refurbished
- Furnished / Unfurnished
- Baker Street Station (Jubilee/ Bakerloo / Metropolitan / Circle & Hammersmith and City)

22 Barkat House, 116/118 Finchley Road, London, NW3 5HT  
020 7372 5000

[enquiries@theestatecompany.com](mailto:enquiries@theestatecompany.com)

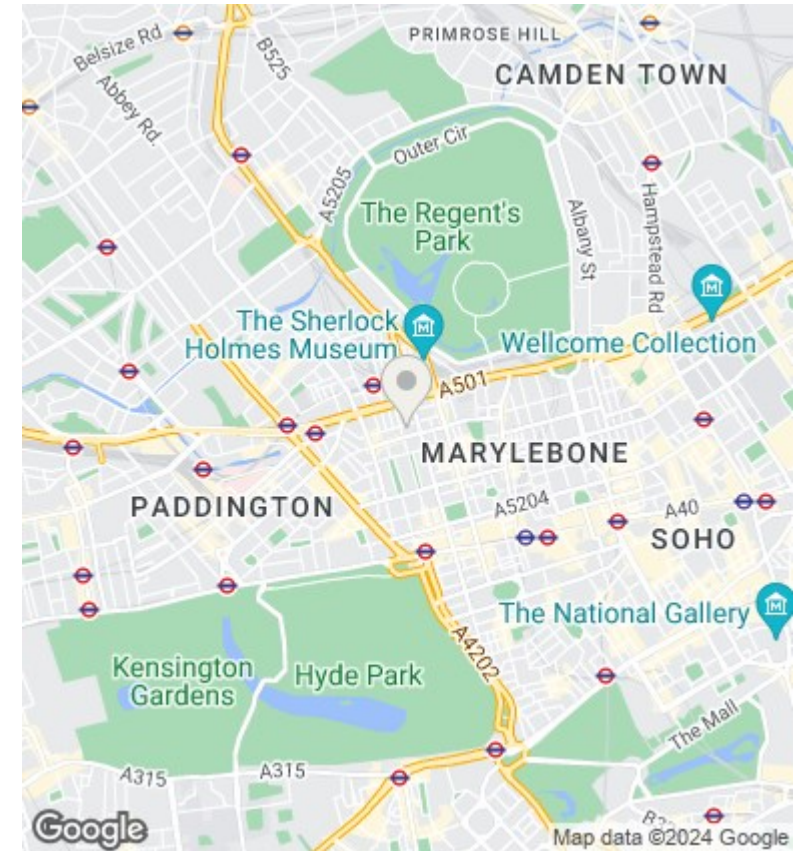


LOWER GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA: 579 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 579 SQ FT / 54 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



## Directions

## Viewings

Viewings by arrangement only. Call 020 7372 5000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	