



Viewings by appointment  
0207 483 2611

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York Street, W1U 6QB

£3,495 \*fees apply



A large and bright two bedroom, two bathroom apartment with a wealth of period features positioned within an elegant Georgian conversion in the heart of Marylebone.

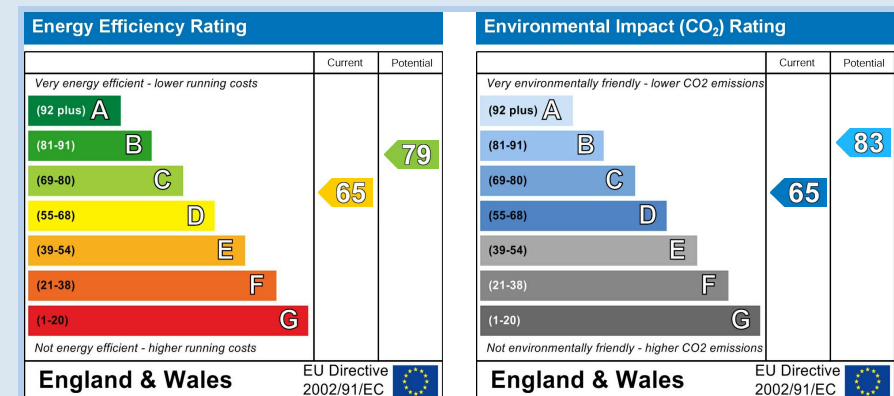
The property comprises of a 20' reception and dining room with a feature fireplace, separate kitchen, two bedrooms, two bathrooms (one en-suite). Available furnished.

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.



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- Two bathrooms (one en-suite)
- Georgian house conversion
- In the heart of Marylebone
- High ceilings
- Fantastic Central London location
- Two double bedrooms
- Moments from Baker Street
- Ornate fireplace
- Naturally bright



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7-8 Regency Parade  
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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.