



York Street
Marylebone, W1H

CHESTERTONS





A superbly presented two-bedroom apartment situated on the ground floor of an attractive period property, featuring a wonderfully bright reception room with a modern open-plan kitchen, a separate dining room, two generous bedrooms including a principal suite with en-suite shower room, and a contemporary guest bathroom. Additional highlights include a walk-in wardrobe in the second bedroom and the convenience of a private entrance. Ideally positioned on York Street, the property benefits from excellent nearby transport links at Baker Street Underground Station and Marylebone Station, and Paddington Station (with the Heathrow Express), and close proximity to Hyde Park, Regent's Park, Oxford Street, Baker Street, and Marylebone High Street.

- Ground floor apartment
- Bright reception room
- Separate dining room
- Two generous bedrooms
- En-suite shower room
- Walk-in wardrobe
- Private entrance
- Near Baker Street
- Near Marylebone Station
- Near Paddington Station
- Close to Hyde Park & Regent's Park
- Near Oxford Street & Marylebone High Street

Asking Price £1,600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 998 years 9 months (26/09/3024)

Service Charge: £4,670.53 per annum (including reserve fund contributions)

Ground Rent: None

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Hyde Park & Marylebone Sales

40 Connaught Street

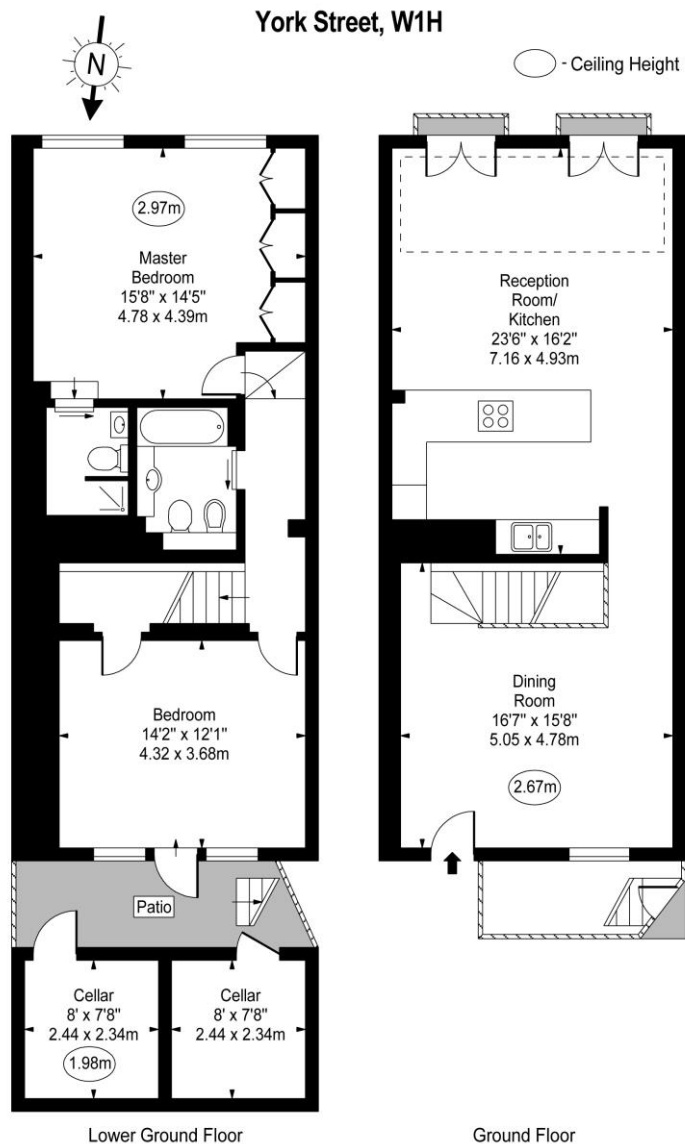
London

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Approx Gross Internal Area 1252 Sq Ft - 116.31 Sq M
(Excluding Cellar)

For Illustration Purposes Only - Not To Scale
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