



**BEAUCHAMP  
ESTATES**

Upper Montagu Street

MARYLEBONE





## Elegant Marylebone apartment near Regent's Park with porter.



### Exterior

A beautifully designed, modern one-bedroom apartment set within an elegant red-brick mansion block with the convenience of an on-site porter. York House is ideally located in the heart of W1H, just a short walk from the open green spaces of both Regent's Park and Hyde Park.

### Highlights

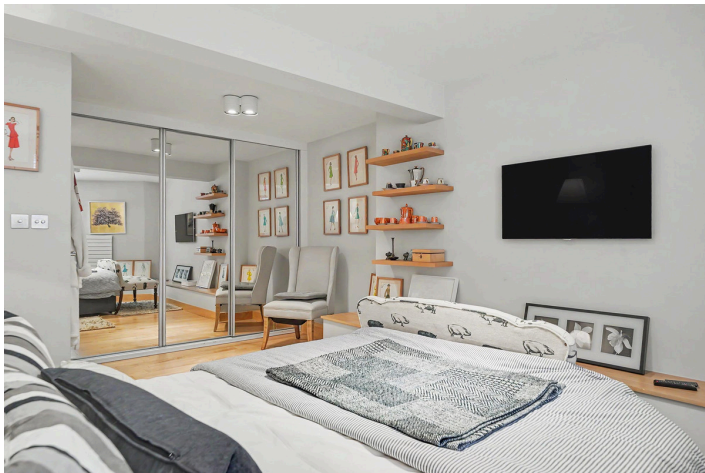
- Independent Heating and Hot Water
- Communal Gardens





## Interiors

The apartment is approached via a charming Parisian-style central courtyard with its own gated entrance. Inside, the property offers a spacious double bedroom with excellent built-in storage, a fully fitted open-plan kitchen, and a well-proportioned reception room. The large bathroom is complemented by a utility room equipped with separate Miele washing machine and dryer.

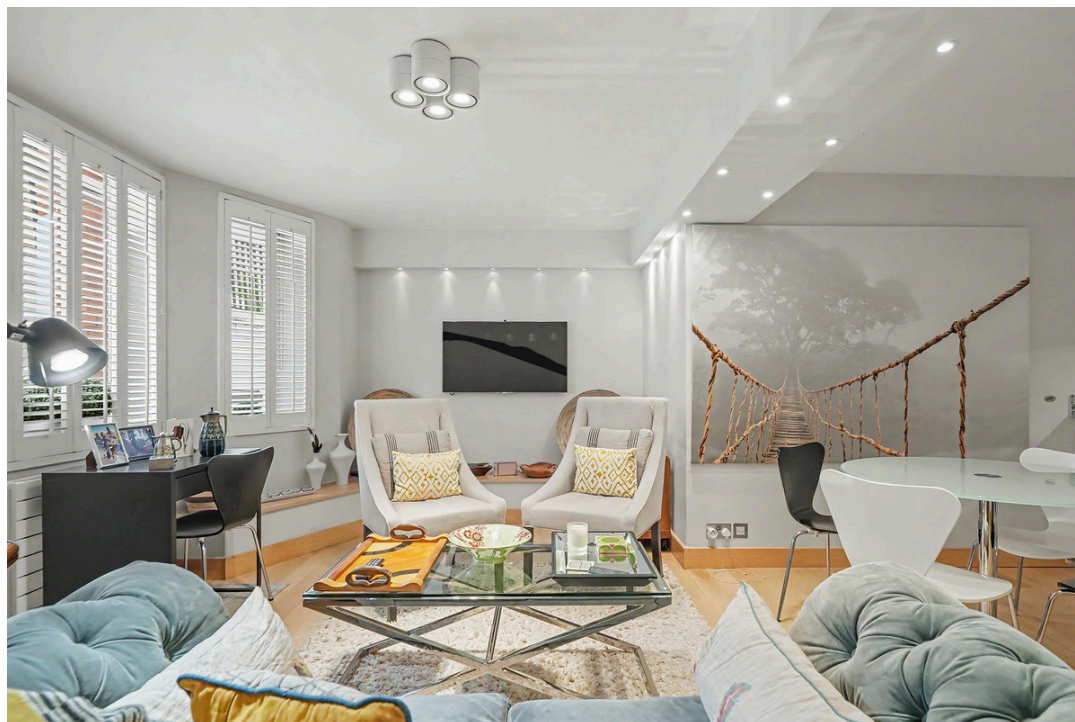
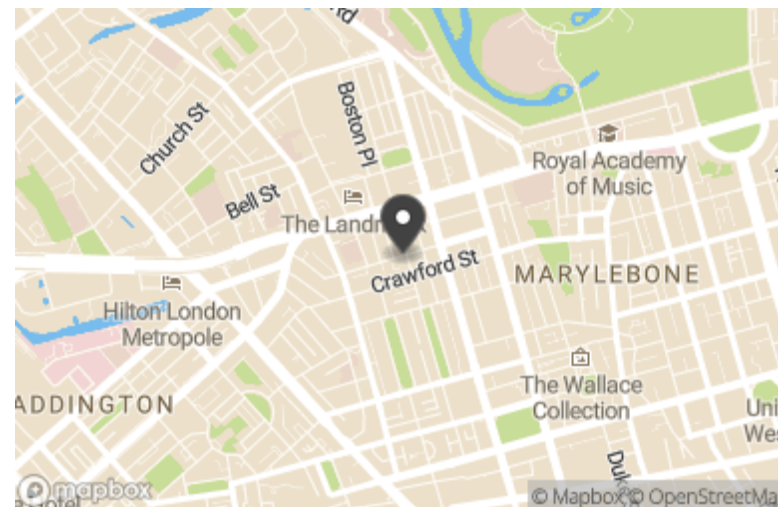


## Features

- Miele Appliances

## Location

Perfectly positioned within easy reach of Baker Street, Marylebone, and Marble Arch stations, the home also enjoys close proximity to the boutique shops, restaurants, and cafes of Marylebone High Street and Baker Street. Excellent transport connections provide quick access to central London and major airports.



# Terms

Price: £775,000

Tenure: Share of Freehold, 964 years remaining

Ground Rent:

Service Charge: £5,500.00

Local Authority: Westminster

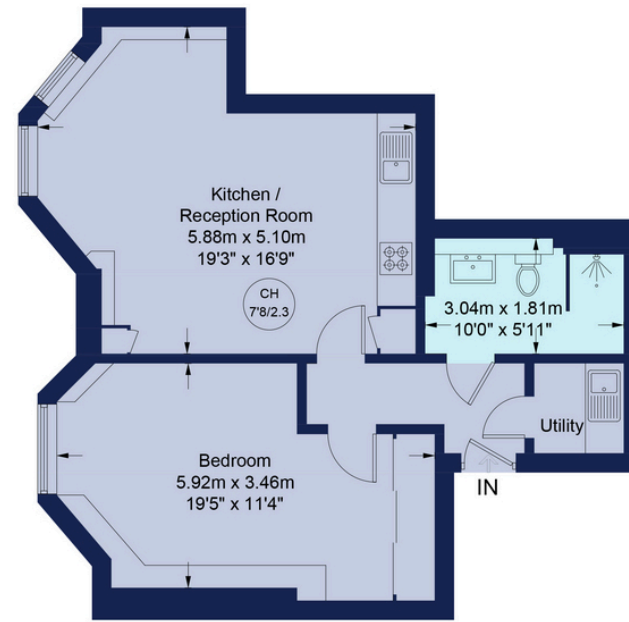
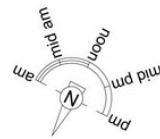
Council Tax: D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
(92+)	(92+)	(82+)	(82+)
<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
(81-91)	(81-91)	(61-81)	(61-81)
<b>B</b>	<b>B</b>	<b>B</b>	<b>B</b>
(69-80)	(69-80)	(50-60)	(50-60)
<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
(55-68)	(55-68)	(39-49)	(39-49)
<b>D</b>	<b>D</b>	<b>D</b>	<b>D</b>
(39-54)	(39-54)	(21-38)	(21-38)
<b>E</b>	<b>E</b>	<b>E</b>	<b>E</b>
(21-38)	(21-38)	(1-20)	(1-20)
<b>F</b>	<b>F</b>	<b>F</b>	<b>F</b>
(1-20)	(1-20)	<b>G</b>	<b>G</b>
<b>G</b>	<b>G</b>	<b>G</b>	<b>G</b>
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales	England, Scotland & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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## York House, W1H

Approximate Gross Internal Area = 590 sq ft / 54.8 sq m



Lower Ground Floor Flat



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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