



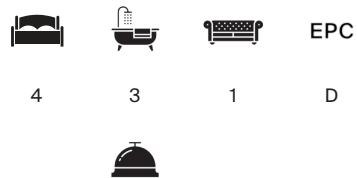
## YORK STREET

Marylebone, W1H



# REFINED ELEGANCE APARTMENT IN THE HEART OF MARYLEBONE

Discover the charm of this elegant flat located in the heart of London, offering a perfect blend of modern sophistication and timeless appeal.



Local Authority: City of Westminster

Council Tax band: G

Tenure: Share of freehold, approximately 113 years remaining

Ground rent: £10 per annum, reviewed every year \*

Service charge: £11,400 per annum, reviewed every year \*

**Guide Price: £2,695,000**



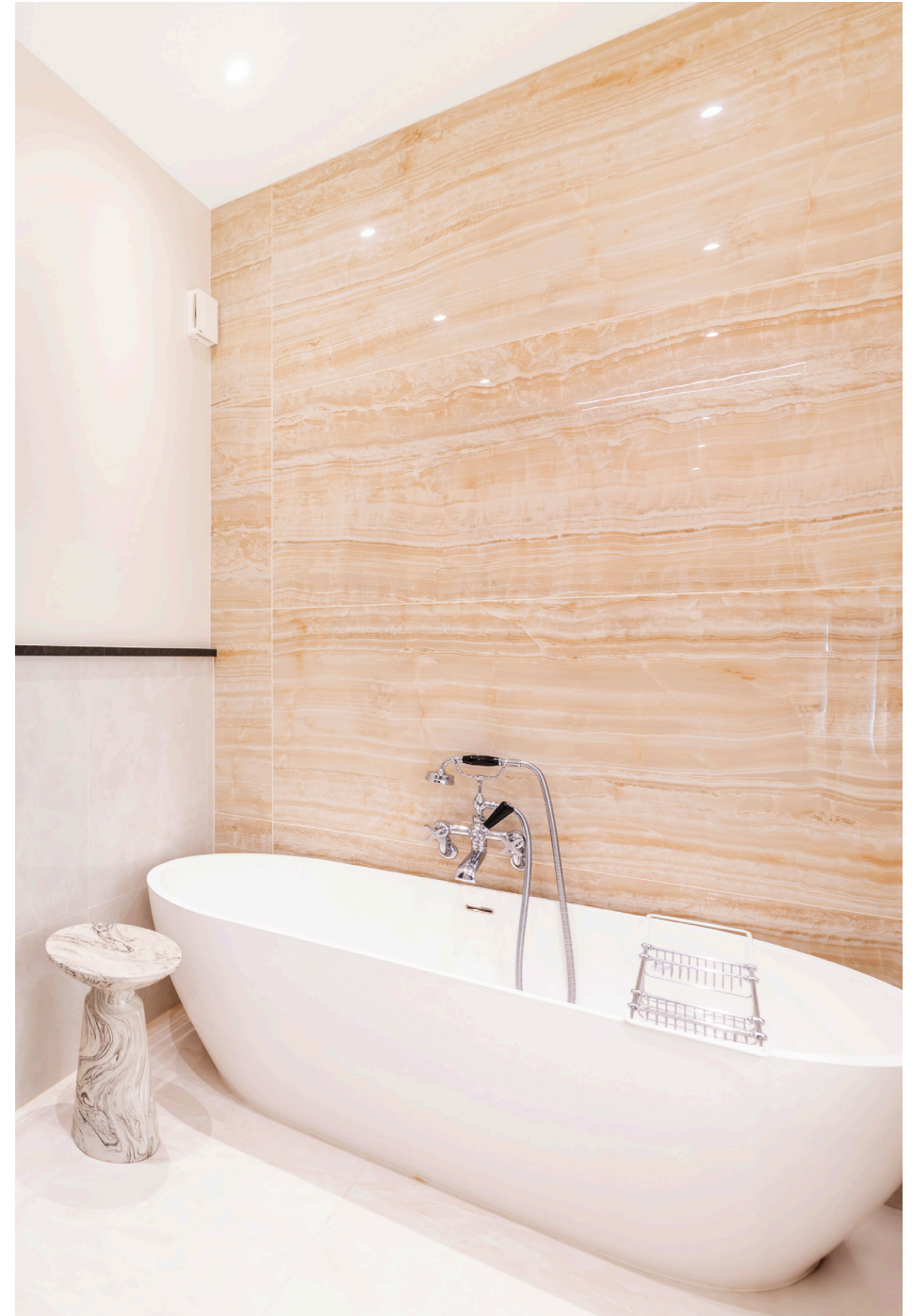
## SOPHISTICATION WITH CLASSIC CHARM

This spacious residence comprises four bedrooms, three bathrooms, and a well-proportioned reception room, spread across five storeys. The 1,733 sq ft space is designed to impress with its luxurious details and contemporary finishes. The property's spectacular living and dining areas are ideal for both intimate gatherings and grand entertaining. The principal bedroom suite provides a private retreat with an en suite room, while additional bedrooms ensure comfort and privacy.

Positioned in a prime location, this flat offers access to the vibrant life and amenities of London, making it an ideal choice for those seeking both style and convenience.

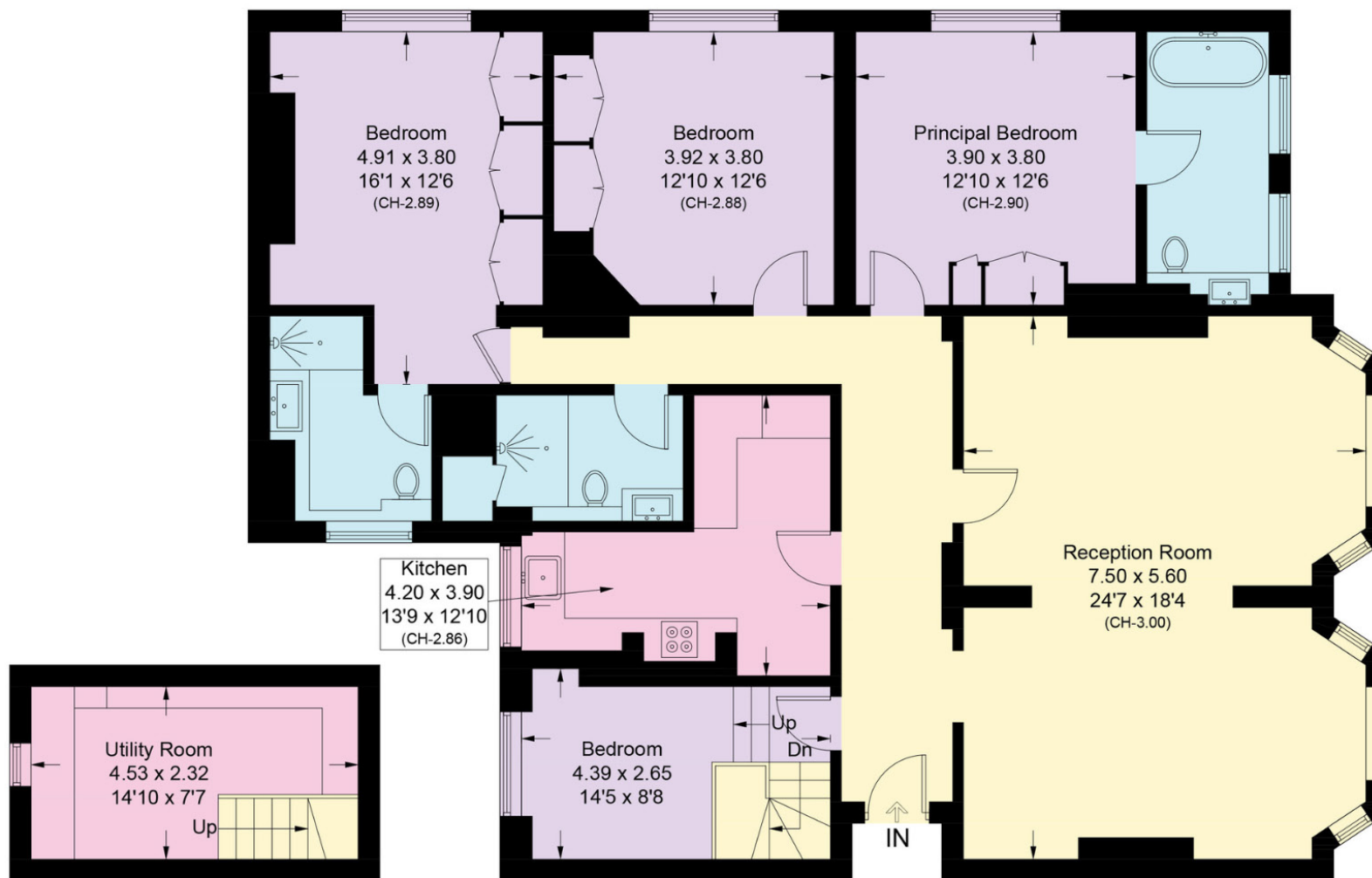
The nearby Marylebone High Street, known for its eclectic shops and dining options, is 0.5 miles away. Hyde Park is a short distance away, providing a perfect escape for leisure activities. Convenient transport options include Baker Street and Marble Arch underground stations, ensuring connectivity across London.

\*Please note that we have been unable to confirm the next review date of the ground rent and service charge. You should ensure that you or your advisors make your own enquiries.









**Lower Ground Floor**

**Ground Floor**

Approximate Gross Internal Area = 161 sq m / 1733 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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