





## KEY FEATURES

- Porter
- Miele appliances
- Private rear patio
- Herringbone wood flooring
- Built-in surround sound system
- Smallbone kitchen
- Triple glazing

A well-proportioned two-bedroom apartment extending to approximately 1,384 sq ft, set within a red brick mansion block on Upper Montagu Street in Marylebone. The building benefits from porterage and lift access and is positioned close to Regent's Park, Baker Street and Marylebone stations.

The apartment has been fully renovated with a focus on functionality and long-term comfort. The open plan reception and kitchen provides a clear entertaining space with direct access to the private patio. The kitchen is fitted with bespoke Smallbone cabinetry and integrated Miele appliances. Both bedrooms are arranged as suites, one incorporating a walk-in wardrobe and the other built-in storage. Finishes include underfloor heating, triple glazed windows and integrated surround sound throughout. A guest W/C and utility space complete the layout.

Upper Montagu Street is located between Baker Street and Montagu Square, close to Regent's Park and the amenities of Marylebone High Street. Transport links include Baker Street Underground Station serving the Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines, as well as Marylebone station with Chiltern Railways services.



2 BEDROOM



2 BATHROOM





## ACCOMMODATION

Reception room

Kitchen and dining area

Principal bedroom with ensuite shower room and walk-in wardrobe

Bedroom two with ensuite shower room

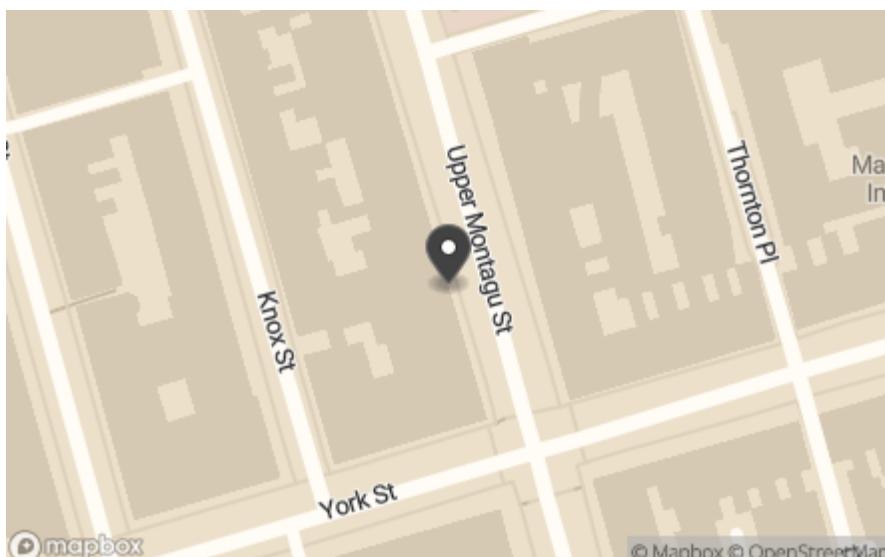
Guest W/C

Utility area

Private patio

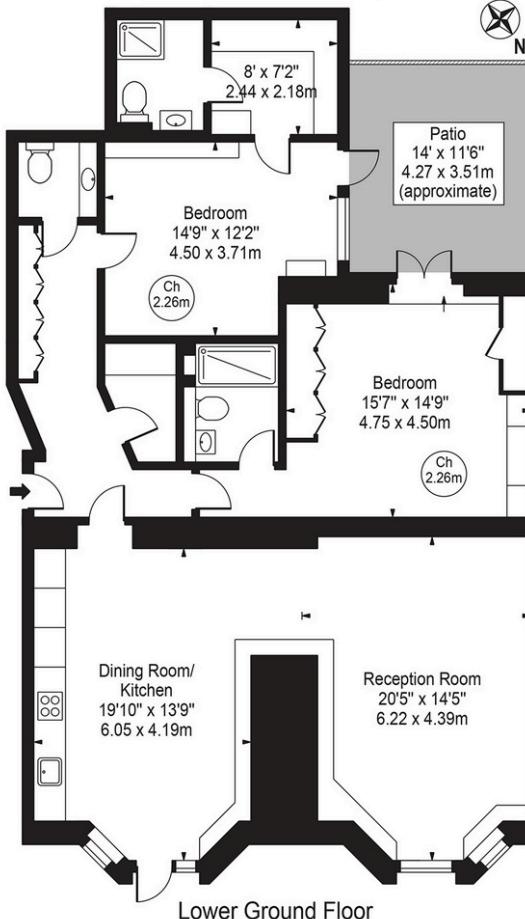
## LOCATION

Upper Montagu Street is located between Baker Street and Montagu Square, close to Regent's Park and the amenities of Marylebone High Street. Transport links include Baker Street Underground Station serving the Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines, as well as Marylebone station with Chiltern Railways services. Both are within a short walk, providing direct access across central London.





**York House**  
Approx. Gross Internal Area 1398 Sq Ft - 129.88 Sq M



For Illustration Purposes Only - Not To Scale

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**TERMS**

Price: £1,495,000

Tenure: Share of Freehold

Council Tax Band: G

Viewing: By appointment only

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