

35B York Street

Marylebone

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A stunning three-bedroom maisonette with a private terrace situated in an exceptional Grade II listed townhouse.



The exterior of the Townhouse has been immaculately finished with repointed and refurbished brickwork. Offering its own private entrance, the property has been newly refurbished and finished to excellent standards. The lower ground floor of the home comprises a spacious principal bedroom with a remarkable 2.8m ceiling height, bespoke built-in wardrobes, a spacious ensuite with a, 'frameless', glass shower door enclosure and his-and-her basins with nickel Lefroy Brooks sanitaryware throughout. An additional two well-proportioned bedroom suites are situated on this floor, and both include built-in wardrobes and ensuite shower rooms with chrome Lefroy Brooks sanitaryware throughout. A charming patio can be accessed via the master suite providing some pleasant outdoor space with an incredible green wall spanning over 6m high.

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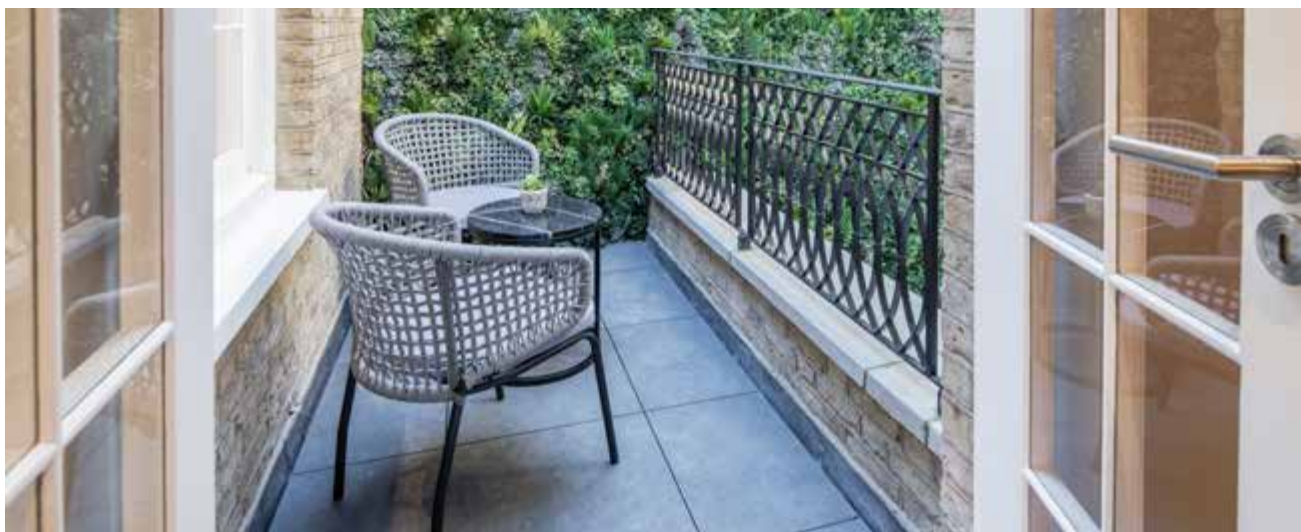






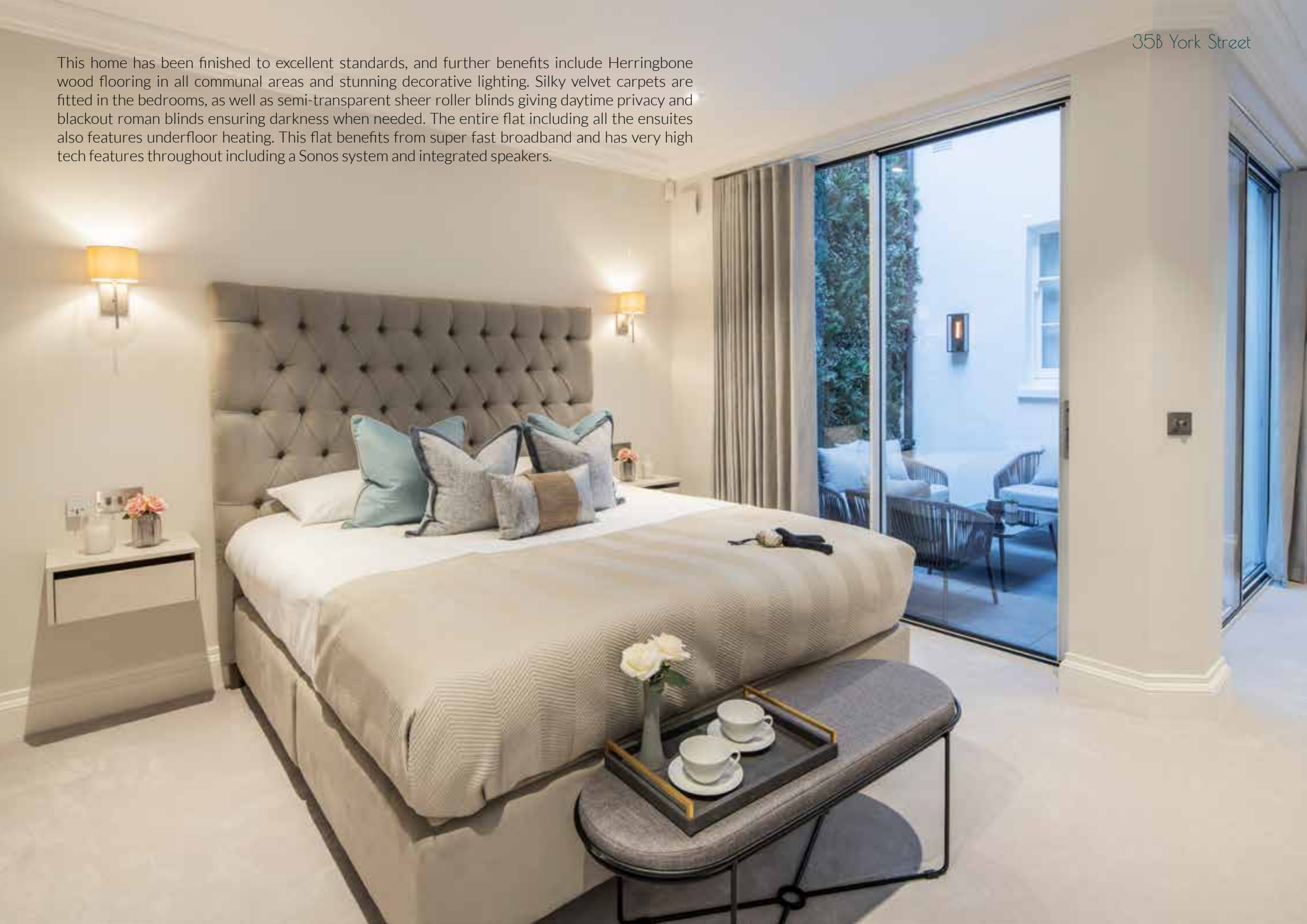
The common living areas on the raised ground floor include an impressive open plan reception/dining room with 3-metre ceiling height and an exceptional fully-fitted kitchen with Bosch appliances and breakfast bar. An enchanting patio area accessed from the kitchen provides the perfect space for outdoor entertaining or relaxing. A separate utility area and guest W/C with bronze Samuel Heath sanitaryware are also on this floor.







This home has been finished to excellent standards, and further benefits include Herringbone wood flooring in all communal areas and stunning decorative lighting. Silky velvet carpets are fitted in the bedrooms, as well as semi-transparent sheer roller blinds giving daytime privacy and blackout roman blinds ensuring darkness when needed. The entire flat including all the ensuites also features underfloor heating. This flat benefits from super fast broadband and has very high tech features throughout including a Sonos system and integrated speakers.





## Specifications

### Location

- Boutique luxury conversion in the heart of Marylebone
- Circa 0.25 miles away from Baker Street underground station
- Circa 0.4 miles away from Marylebone High Street
- Circa 0.7 miles from Selfridges

### Key Features

- Silky velvet carpet in all the bedrooms
- Herringbone engineered wood flooring to living room, dining room, kitchen, halls & landing
- Beautiful and utilisable outside areas
- Electric Underfloor heating throughout all En-suites with 'Smart' controls
- Lefroy Brooks brassware in all En-suites
- Samuel Heath brassware in guest WC
- Striking dimmable LED decorative lighting throughout
- Silky velvet staircase runner with bound edges tapered
- Fully furnished and ready to move in

### Reception room/dining room

- New marble fireplace surrounds with new working gas fires
- Beautiful herringbone wood flooring
- Optional electric underfloor heating (in addition to principle heating) for added comfort
- Samsung 65" HD TV

### Kitchen

- Bespoke kitchen furniture
- Bosch integrated appliances including oven, electric hob, microwave, fridge and freezer
- Quooker boiling tap with water filter
- Grease trap to protect waste plumbing
- Separate breakfast bar zone
- Separate utility area with separate stacked washing machine and dryer
- Skylight
- Underfloor heating (wet)

### • Master Bedroom suite

- Generous 'hotel suite' feel with Impressive 2.8m ceiling heights
- Private courtyard
- Imposing 6ft wide master bed with an impressive oversized headboard
- Samsung 50" HD TV
- Black out curtains
- Silky velvet carpet
- Bespoke built in wardrobes
- 'Frameless' glass shower door enclosure
- Bespoke his and her basins
- Lefroy Brooks polished nickel-plated taps and controls
- Bespoke medicine cabinets

- Electric underfloor heating with Smart controls
- Contemporary built in bathtub
- Skylight in ensuite

### Bedroom 2 suite

- Well-proportioned bedroom suite
- Bespoke built in wardrobes
- Samsung 32" HD TV
- Semi-transparent sheer roller blinds giving daytime privacy and black out roman blinds
- Silky velvet carpet
- 'Frameless' glass shower door enclosure
- Lefroy brooks chrome plated taps and controls
- Bespoke medicine cabinets
- Built-in bathtub
- Electric underfloor heating with Smart control

### Bedroom 3 suite

- Well-proportioned bedroom suite
- Bespoke built in wardrobes
- Samsung 32" HD TV
- Semi-transparent sheer roller blinds giving daytime privacy and black out roman blinds
- Silky velvet carpet
- 'Frameless' glass shower door enclosure
- Bespoke his and her basins
- Lefroy brooks chrome plated taps and controls
- Bespoke medicine cabinets
- Electric underfloor heating with Smart control

### Audio-Visual

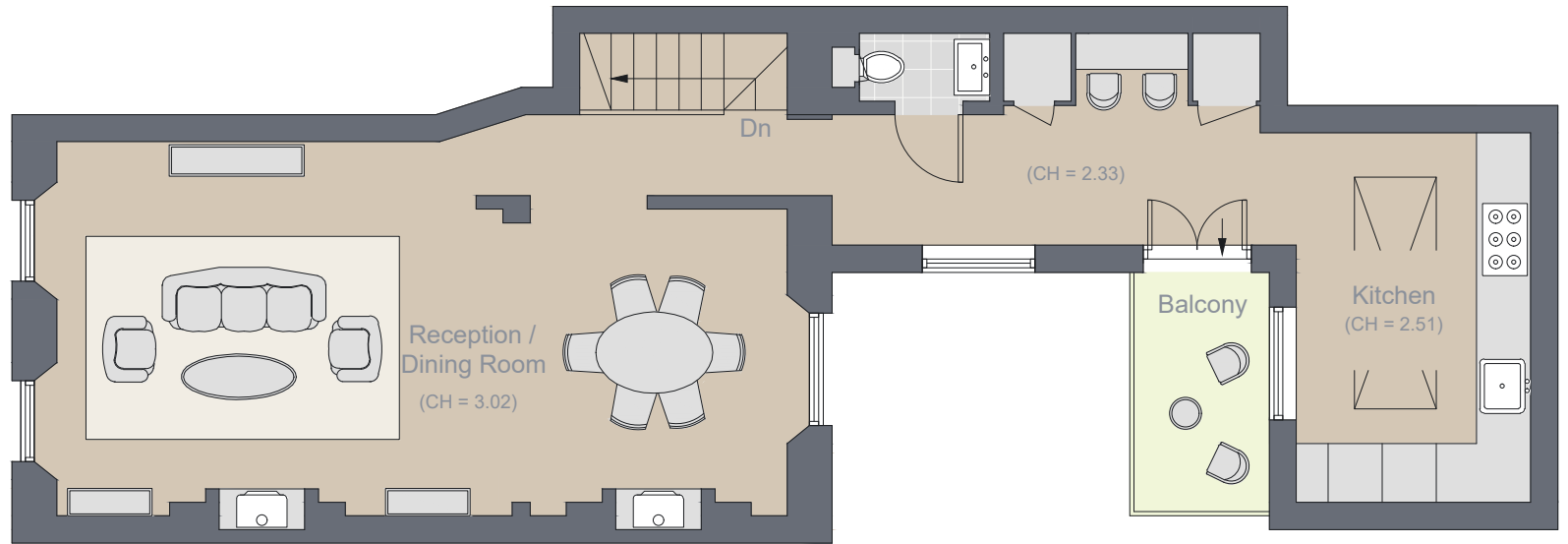
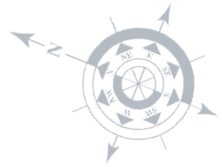
- Hive central heating system, controllable from phone
- Matrix audio system with SONOS amps
- Ceiling speakers in all bedrooms, En-suites, reception room, dining room and kitchen
- Samsung HD TVs in living room and every bedroom
- High speed 'G-Network' true fibre internet with up to 1GB download speed
- Data Cat6 infrastructure with point in all bedrooms
- Sky Q and Sky HD enabled, plus Freeview distribution
- Professional AV Rack with space for further equipment such as Sky, Apple Tv, etc.
- Gigabit Unifi Network WiFi
- 24 port patch panel & 24 port unmanaged TP link network switch

### Accessories & Plant

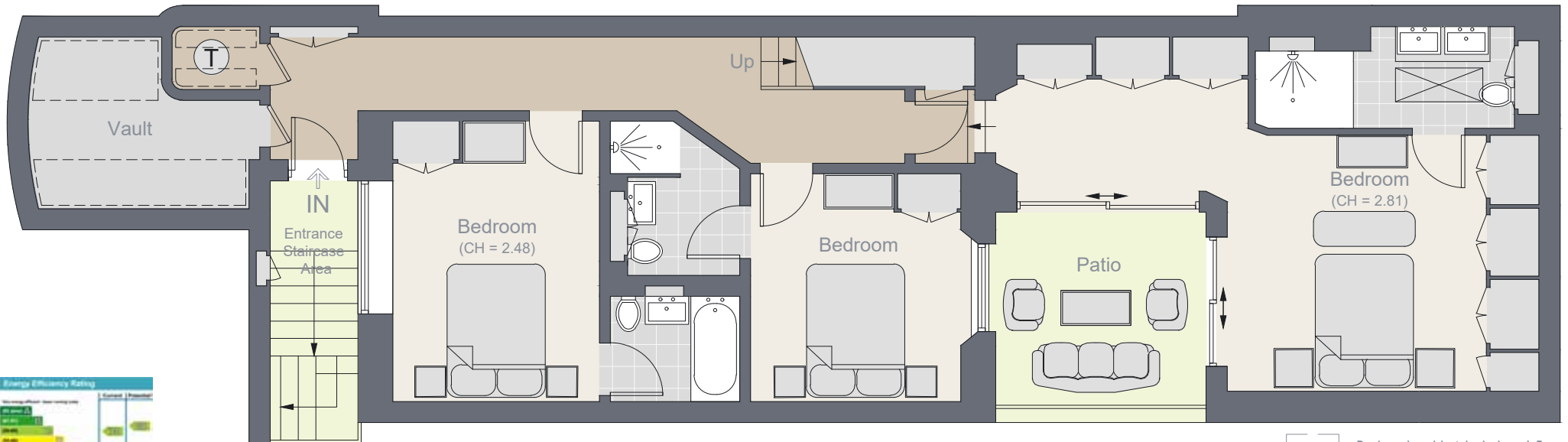
- Video entry system
- Intruder alarm system
- Water booster tank set with 250L storage



Approximate Gross Internal Area 149.3 sq m / 1,606 sq ft  
 (Including Vault)  
 Including Limited Use Space 4.5 sq m / 48 sq ft  
 Outside Area 13.1 sq m / 141 sq ft



Ground Floor



Lower Ground Floor

= Reduce head height below 1.5m



