



York House, Marylebone, London **WIH**

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A spectacular, refurbished two bedroom apartment located within a beautiful, highly sought-after period mansion block with a daytime porter in Marylebone. Comprising luxury principal bedroom with en suite shower room, second double bedroom, white marble bathroom, immaculate large reception room and separate contemporary fully fitted kitchen. The property benefits from two patios, well-proportioned rooms and large windows, allowing for an abundance of natural light.

York House is excellently located close to Marylebone Village and London's West End, with many fashionable bars, restaurants and shops on offer, and to the famous Regent's Park. Excellent transport links from Marylebone, Edgware Road and Baker Street stations.

Reserve fund: approximately £5,700 per annum.



Guide price: £1,250,000

Tenure: Approximately 968 years on lease, plus a share of freehold

Service charge: Approximately £6,000 per annum and subject to change

Ground rent: £50

Peppercorn rent: Flat 34

Local authority: City of Westminster

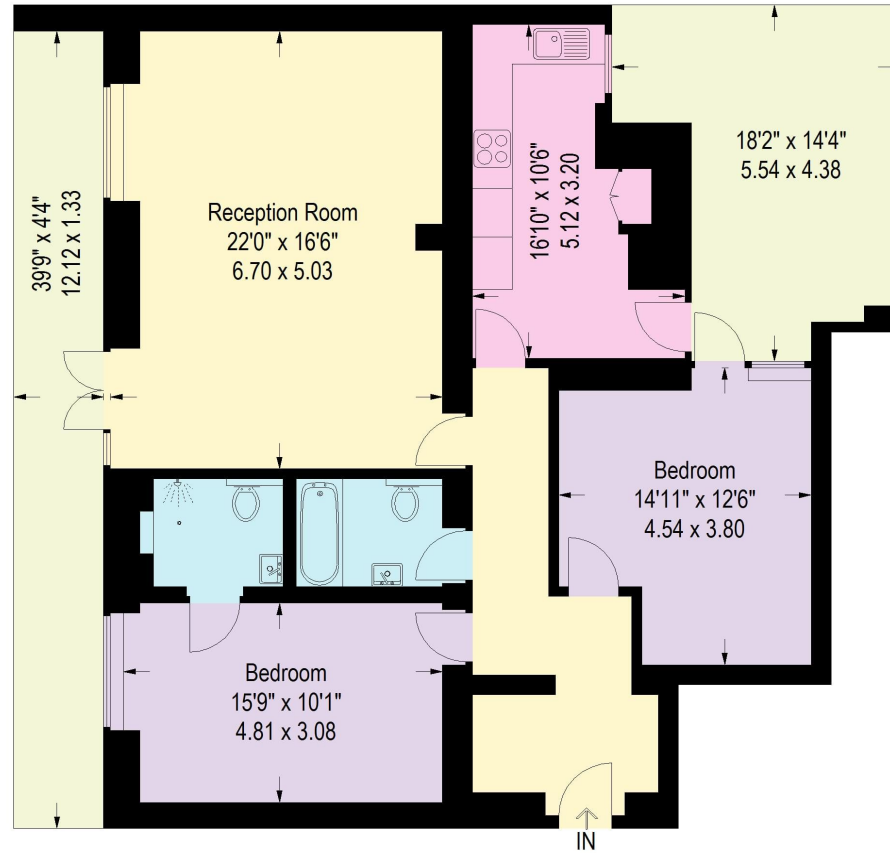
Council tax band: G





**Approximate Gross Internal Floor Area
102,6 sq m / 1,104 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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