



Viewings by appointment
0207 483 2611

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properties

York Street, W1U 6QB

£1,950 Per Month*fees apply



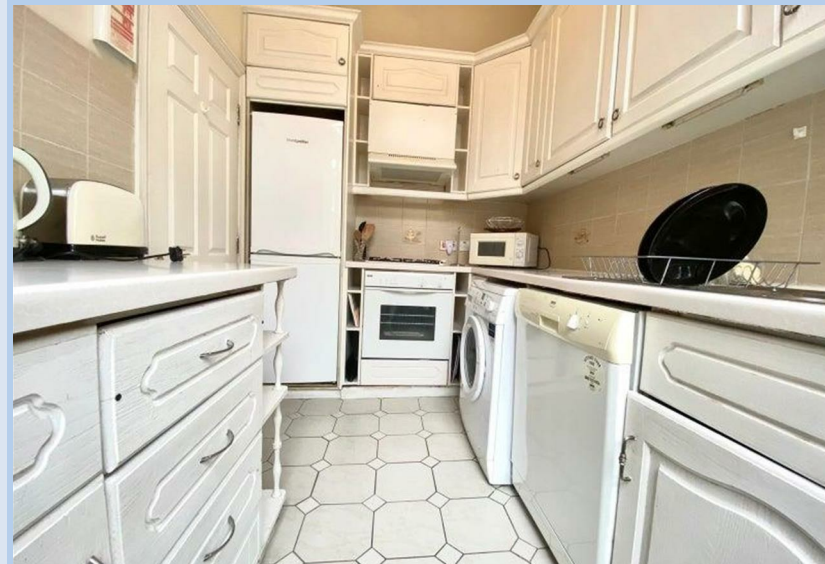
A truly exceptional one bedroom (560sqft/52sqm) apartment with a balcony retaining the elegance of traditional Georgian charm spanning over the first floor of an imposing conversion in Marylebone. The property offers sophisticated living space with high ceilings and original floor to ceiling sash windows allowing through an abundance of natural light.

The property comprises an exceptionally spacious living room with an ornate fireplace and Juliet balcony, separate fully equipped kitchen with a small balcony, substantial master bedroom and bathroom.

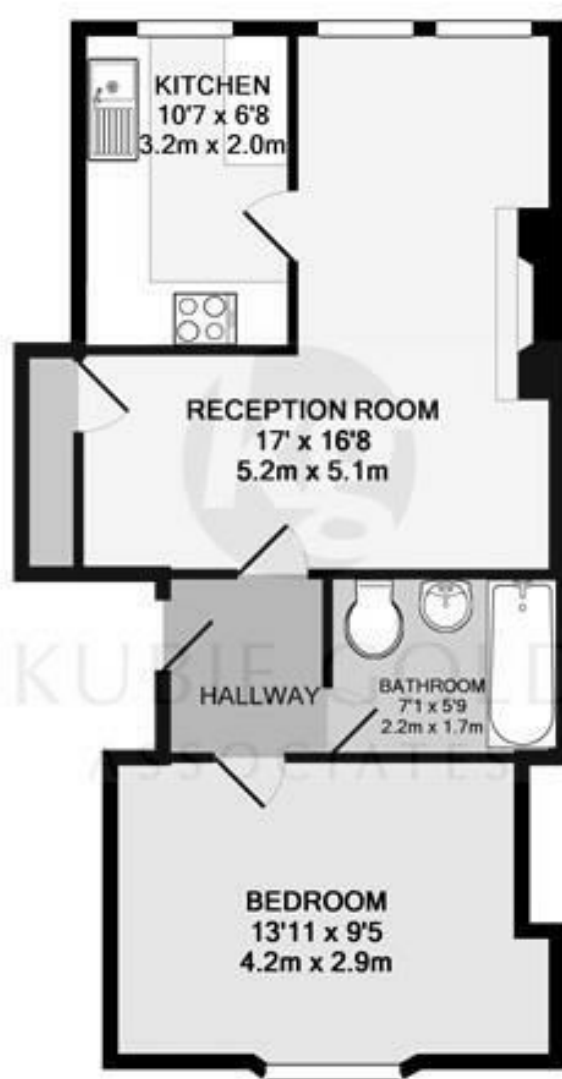
York Street is moments from the boutique shops, cafes and bistros on Marylebone High Street and Connaught Village, with the beautiful surroundings of Regent's Park only minutes away.

Baker Street Station is near for links throughout the City and West End

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- Original floor to ceiling sash windows
- Kitchen opening onto a small balcony
- Exceptionally spacious
- Reception room with Juliet balcony
- Ornate fireplace
- Abundance of natural light



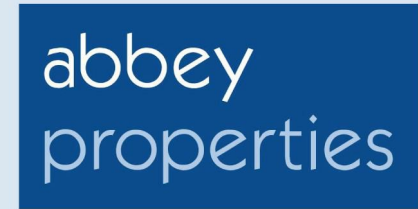
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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*All Fees stated are inclusive of VAT (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

