

TO
LET



Ground Floor 55 York Street, Marylebone, London W1H 1PU

£650 p/w

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£650 p/w



PROPERTY DESCRIPTION

A beautiful one bedroom apartment on the ground floor of a converted period house with the added benefit of a rarely available private large terrace. The flat has wood floor throughout, stunning double height ceilings and large windows offering an abundance of light. Situated close to the shops, restaurants and transport of Baker Street and a short stroll to Regents Park or Marylebone High Street, EPC -C, Council Tax (Westminster) Band D, Security Deposit £3,625, Electricity Gas Water and Sewerage - all mains connections. Gas central heating. Broadband: FTTC, Mobile: good coverage, Parking: Residents Permit required from Westminster Council (fees apply).

Living room with dining area, open plan kitchen, bedroom, bathroom, home office/ single bedroom, large private terrace.

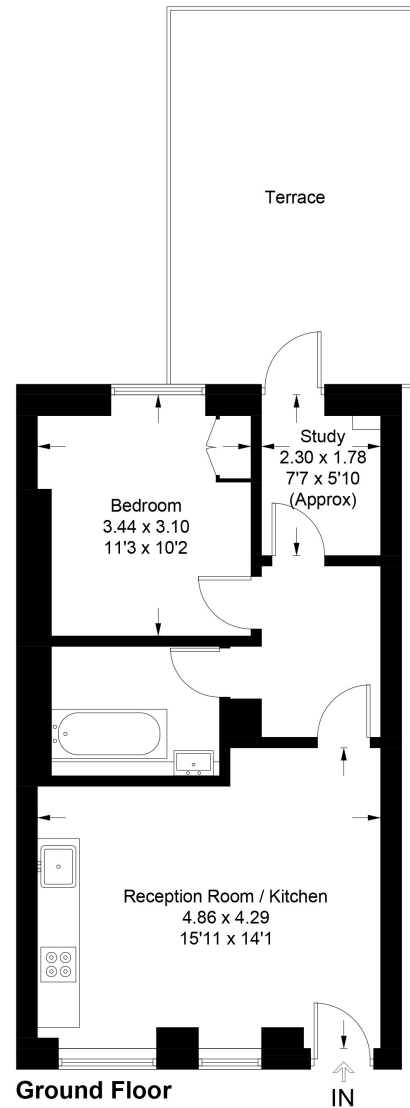
ACCOMMODATION

- Living room with Dining area
- Open Plan Kitchen
- Bedroom
- Bathroom
- Home Office / Single Bedroom
- Large Private Terrace



York Street

Approximate Gross Internal Area = 45.1 sq m / 485 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. (ID1116422)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(55-60)	C	74	81
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	