



## Flat 10, 117 York Place Mansions, Baker Street, London. W1U 6RX

A spacious 3rd floor, 2 bedroom flat in this secure and well managed period building, which offers the advantages a Lift and a Porter. It is well located for good transport links at Baker Street and is close to the vibrant mix of boutiques and eateries on Marylebone High Street



£1,295,000 Share of Freehold

## PROPERTY DESCRIPTION

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A spacious 3rd floor, 2 bedroom flat in this secure and well managed period building, which offers the advantages a Lift and a Porter. It is well located for good transport links at Baker Street and is close to the vibrant mix of boutiques and eateries on Marylebone High Street. The majestic open space of Regents Park is also just a short walk away. This property is offered chain free and has been a rental investment for the Vendor for many years.

Leasehold – 969 years remaining plus Share of Freehold, Ground rent - £252.80 per annum (no review date), Service charge - £3,460.52 per annum (reviewed annually), EPC - C,

Council Tax (Westminster) - Band G, Parking – Westminster Resident parking available (fees apply), Mobile - voice and data connections likely in the area, Broadband – standard and superfast connections available.

Living/Dining Room, Kitchen, Principal Bedroom with En Suite Bathroom, Second Double Bedroom, Second Bathroom, Lift, part time Porter

## FEATURES

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- Living / Dining Room
- Kitchen
- Principal bedroom with en suite bathroom
- Second double bedroom
- Second bathroom
- Lift
- Part Time Porter



## ROOM DESCRIPTIONS

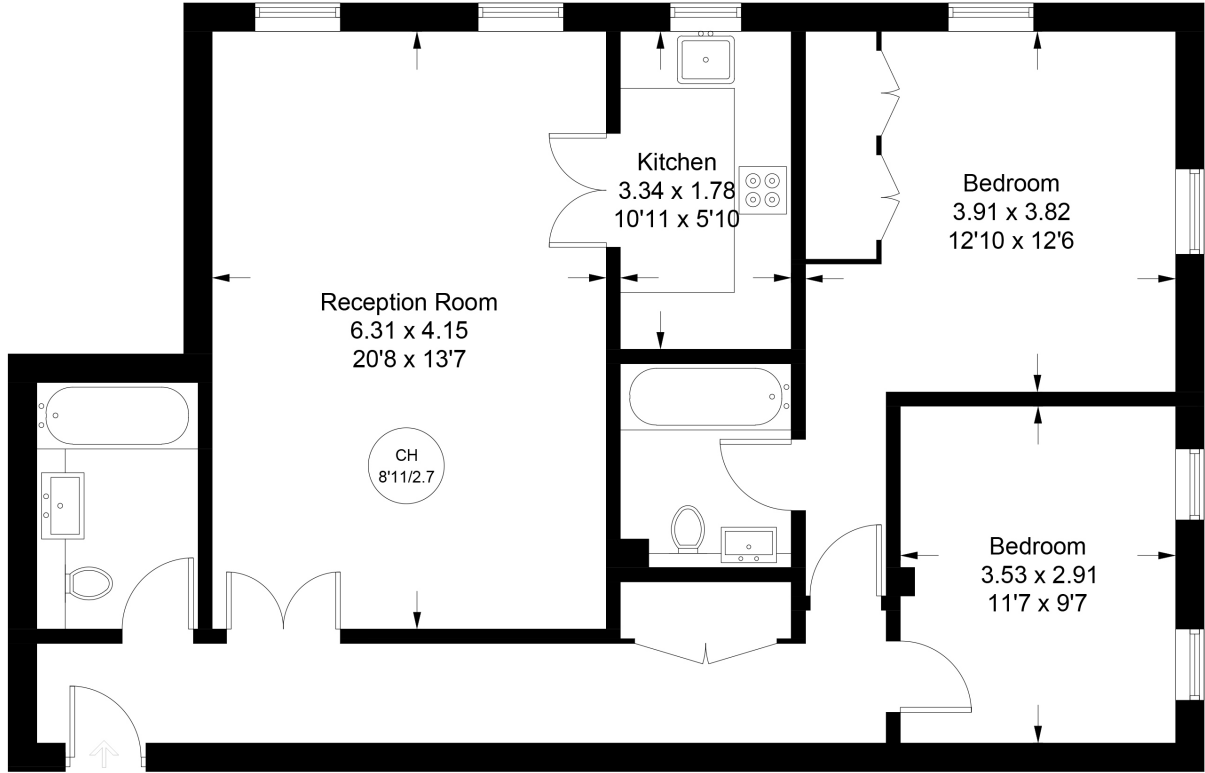
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# FLOORPLAN & EPC



## York Place Mansions

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



IN  
**Third Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID961649)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

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