

REDUCED



Flat 16, 117 York Place Mansions, Baker Street, Marylebone, London W1U 6RX

£1,390,000 - Leasehold

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PROPERTY DESCRIPTION

A spacious 4th floor 3 bedroom apartment offering generous living space and high ceilings in this well managed red brick building, which also offers the advantages of a lift and a day porter. York Place Mansions is superbly located for all the amenities of the West End and has excellent travel links close by at Baker Street and Marylebone. The shops, cafes, and restaurants of Marylebone High Street are a short walk away as are the open green spaces of Regents Park. EPC - C, Council Tax (Westminster) Band G, Ground Rent - £316pa, Service charge - £4,283.30pa reviewed annually, Leasehold 970 years remaining with Share of Freehold.

ACCOMMODATION

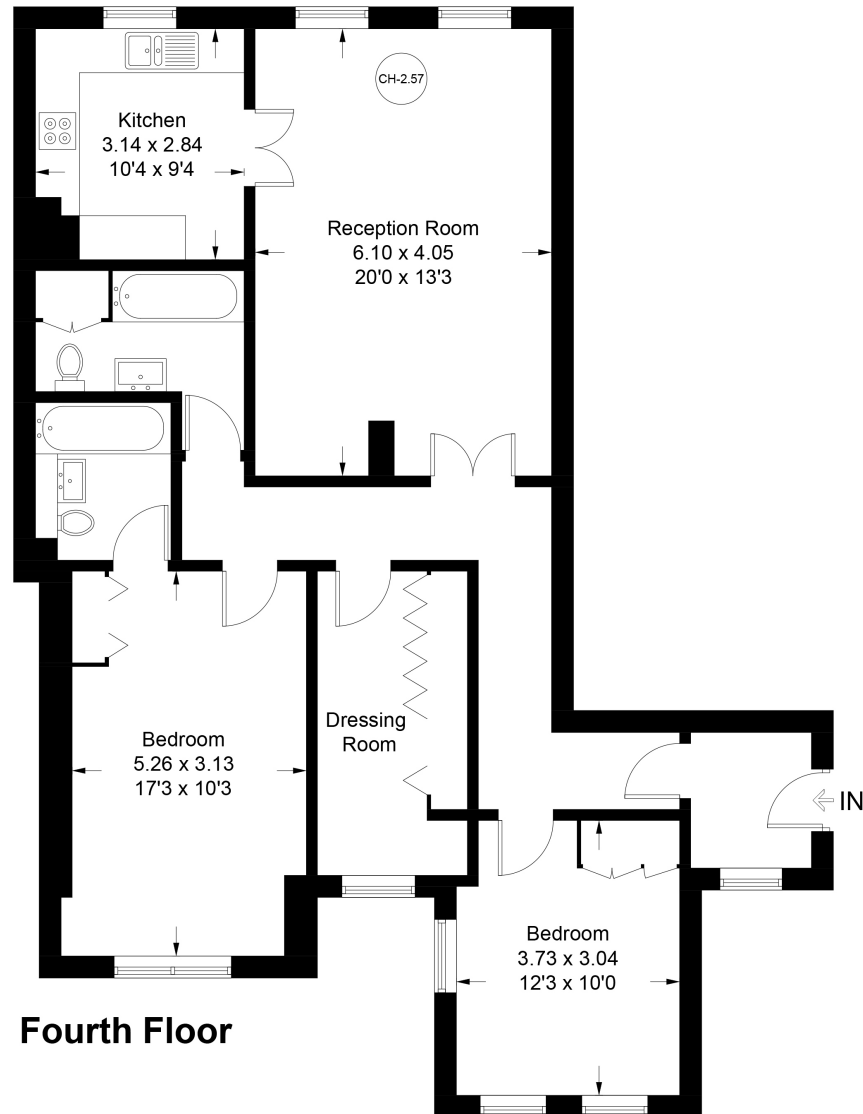
- Living / Dining Room
- Kitchen
- Principle bedroom with En Suite
- 2 Further Double Bedrooms

- Family Bathroom
- Lift
- Porter



York Place Mansions

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft



Fourth Floor

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. (ID1141798)

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |