

FOR
SALE



Flat 34, 39 York House, Upper Montagu Street, Marylebone, London W1H 1FR
£1,600,000 - Share of Freehold

107, Crawford Street, London, W1H 2JE 0207 4866711 dee@mcglashans.co.uk



Flat 34, 39 York House, Upper Montagu Street, Marylebone, London, W1H 1FR
£1,600,000 - Share of Freehold



PROPERTY DESCRIPTION

A stunning newly refurbished 2 bedroom, 2 bathroom apartment in this classic built red brick block. The accommodation has been interior designed to meet the highest standards with direct access to a large private patio garden. Offering a spacious living/dining room with access to patio space and kitchen with access to a demised private patio. This stylish apartment is positioned on the garden level of this imposing red brick building which is located close to excellent transport links at Baker Street and Marylebone and is a short walk from the shops and restaurants of Marylebone High Street. It also has the open green spaces of Regents Park close by. Leasehold – 999 years from December 1991 plus Share of Freehold, Ground rent - £50 per annum (no review date), Service charge - £14,936.31 per annum (reviewed annually), EPC – C, Council Tax (Westminster) Band G.

Gas, Electricity, Water and Sewerage – all mains connections. Broadband - good service available. Mobile – good service available, Parking – Residents permit required from Westminster Council (fees apply),

Living/dining room, kitchen, bedroom with en suite shower room, second bedroom, bathroom, lift, porter, 2 patio areas (1 demised)

£1,600,000 Subject to Contract

Leasehold – 999 years from December 1991 plus Share of Freehold.

Ground rent £50 per annum (no review date)

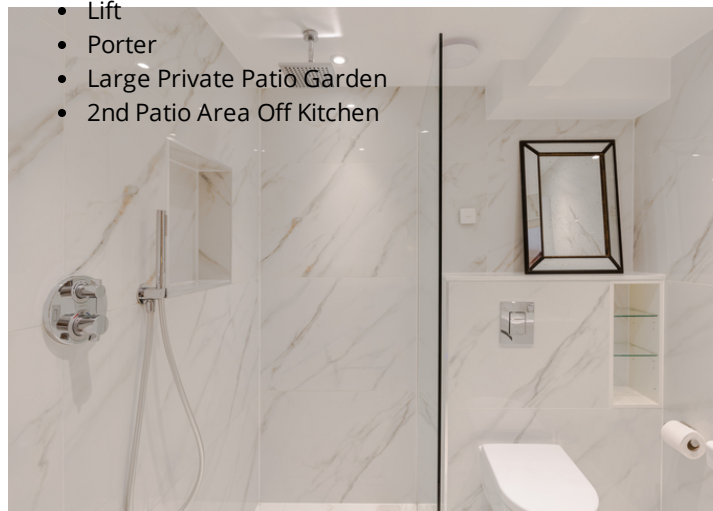
Service charge - £14,143 per annum (reviewed annually)

ACCOMMODATION

- Living/Dining Room
- Kitchen
- Principle bedroom with En Suite Shower Room
- Second Double Bedroom
- Bathroom

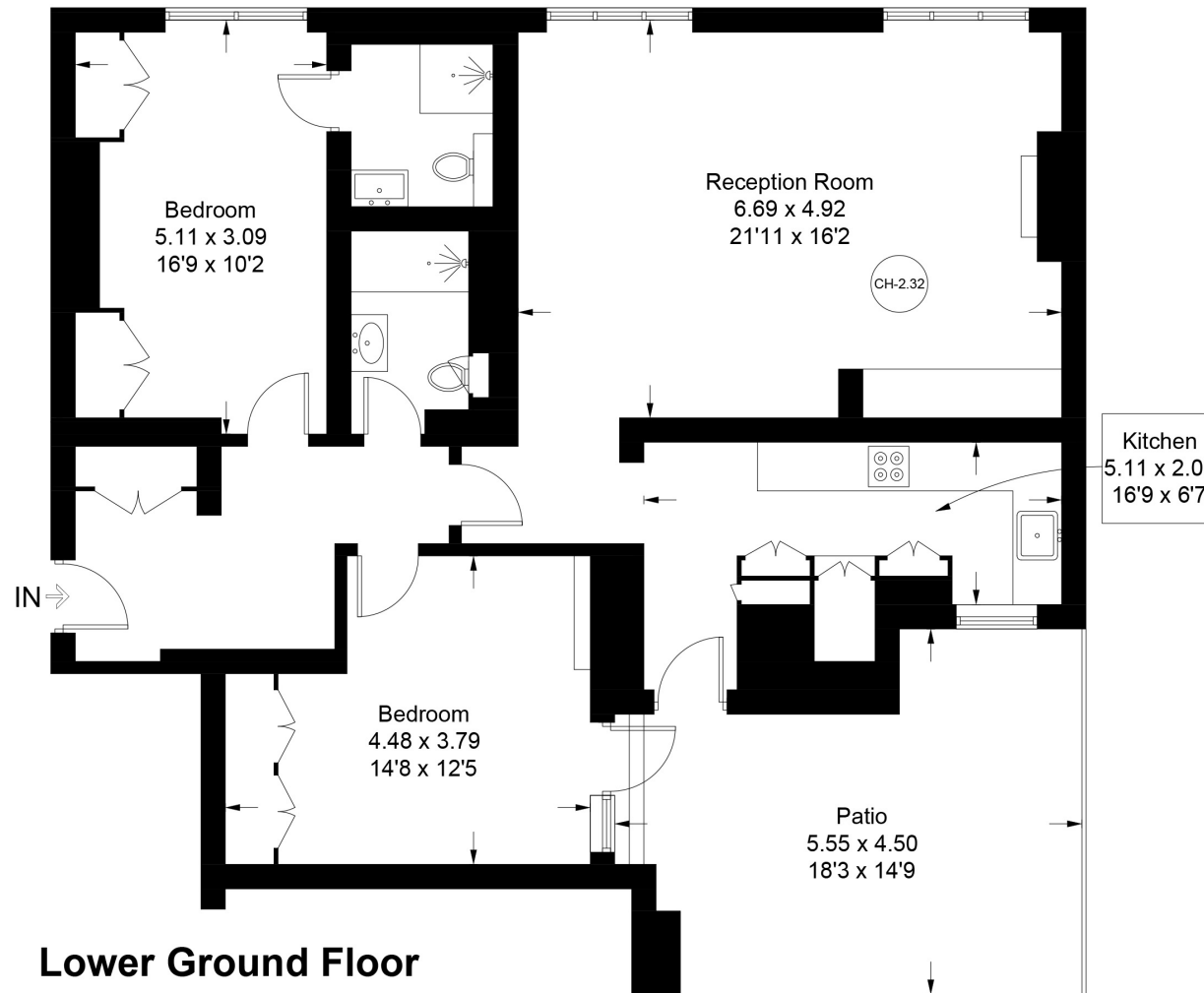


- Lift
- Porter
- Large Private Patio Garden
- 2nd Patio Area Off Kitchen



York House

Approximate Gross Internal Area = 104.6 sq m / 1126 sq ft



Lower Ground 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. (ID1160047)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82+)	B		
(61-81)	C		
(55-60)	D		
(51-54)	E		
(47-50)	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		69	80