



Flat 17, 117 York Place Mansions, Baker Street, Marylebone, London. W1U 6RX

A spacious and attractive, light and airy, 5th floor 2 bedroom flat in this purpose built, secure, red brick mansion style building. The Flat offers a reception/dining room, kitchen, 2 double bedrooms, one of which is en suite and a second family bathroom.



PROPERTY DESCRIPTION

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York Place Mansions also offers the advantages of a Lift, morning Porter and is well located for good transport links at Baker Street and Marylebone. Marylebone High Street and Regents Park are also a short walk away, EPC – D. Council Tax (Westminster) - G, Security Deposit- £4,125, 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/dining room, kitchen, principle bedroom with en suite bathroom, second double bedroom, second bathroom, lift, morning Porter

FEATURES

- Living / Dining Room
- Kitchen
- Principal bedroom with En Suite Bathroom
- Second Double Bedroom
- Second Bathroom
- Lift
- Daytime Porter



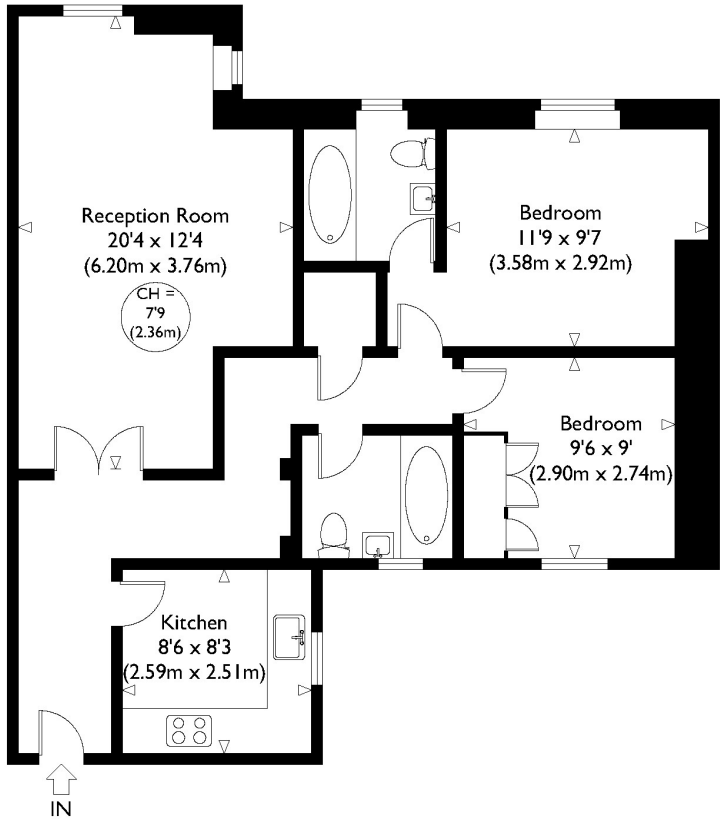
ROOM DESCRIPTIONS



FLOORPLAN & EPC



York Place Mansions



Fifth Floor
 Approximate Gross Internal Floor Area : 744 sq ft / 69.1 sq m
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

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