

TO
LET



Flat 6 53 York Street, London W1H 1PU

£1,250 p/w

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£1,250 p/w



PROPERTY DESCRIPTION

A beautifully presented duplex apartment occupying the second and third floors of an elegant period house. This stylish home features wood flooring to the main living area and is filled with natural light, creating a bright and airy atmosphere.

Ideally located just a short stroll from the boutiques, cafés, and restaurants of Marylebone High Street, the flat also benefits from excellent transport links via Baker Street and Marylebone stations. Both Regent's Park and Hyde Park are within easy walking distance, offering the best of London living in a prime central location.

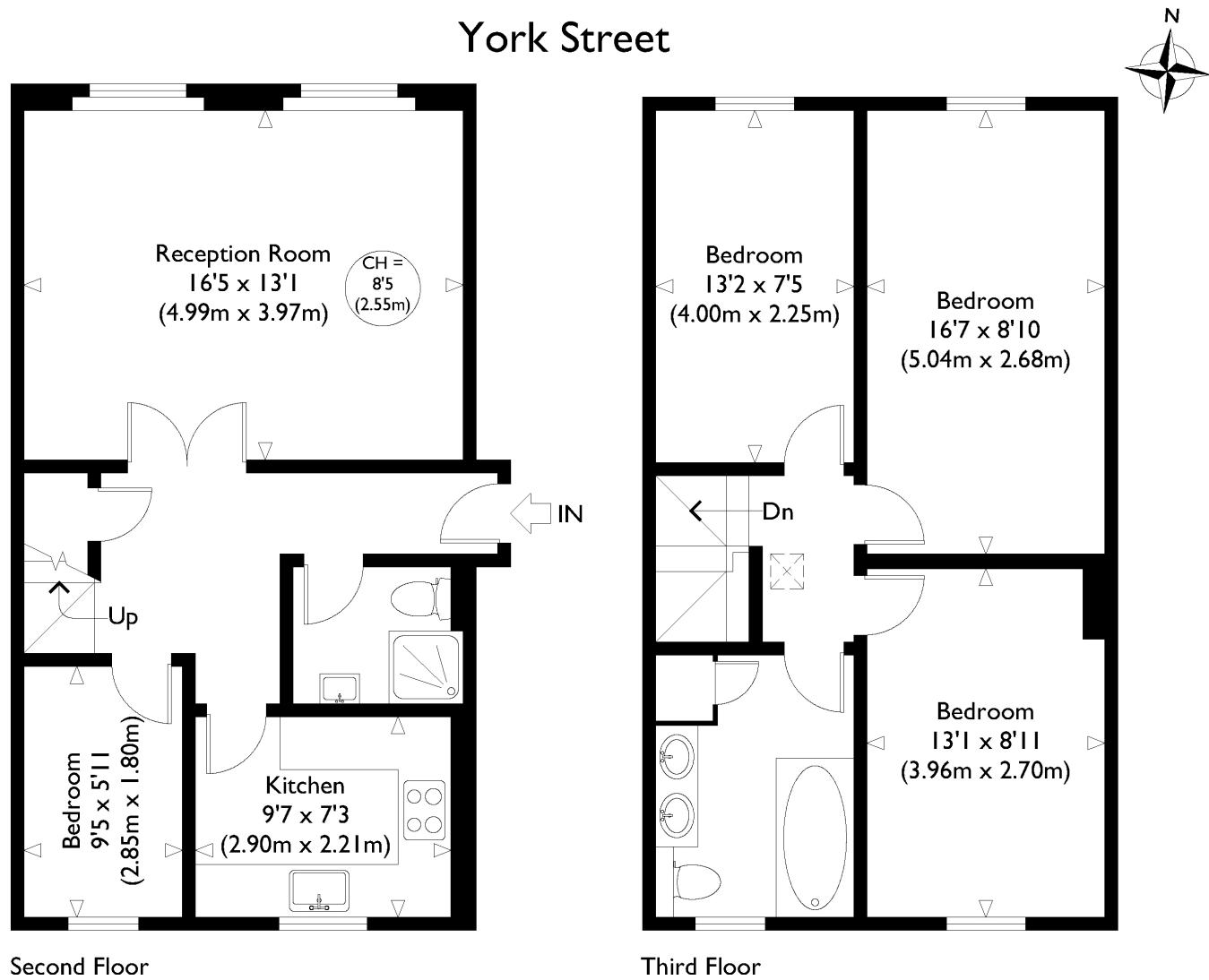
EPC - C, Council Tax Westminster - Band G, Security Deposit – 6 weeks rent. Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: FTTC, Mobile – good coverage, Parking – Residents permit required from Westminster Council.

Living room with dining area, kitchen, 3 double bedrooms, 2 bathrooms, home office, good storage

ACCOMMODATION

- Living Room with Dining Area
- Kitchen
- 3 Double Bedrooms
- 2 Bathrooms
- Home Office
- Good Storage





Approximate Gross Internal Floor Area : 1000 sq ft / 92.9 sq m
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(82+)	A	<div>Current</div> <div>Potential</div> <div>70</div> <div>80</div>
(81-81)	B	
(80-80)	C	
(55-68)	D	
(59-54)	E	
(21-38)	F	
(1-26)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		