

REDUCED



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

£1,295,000 - Share of Freehold

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PROPERTY DESCRIPTION

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

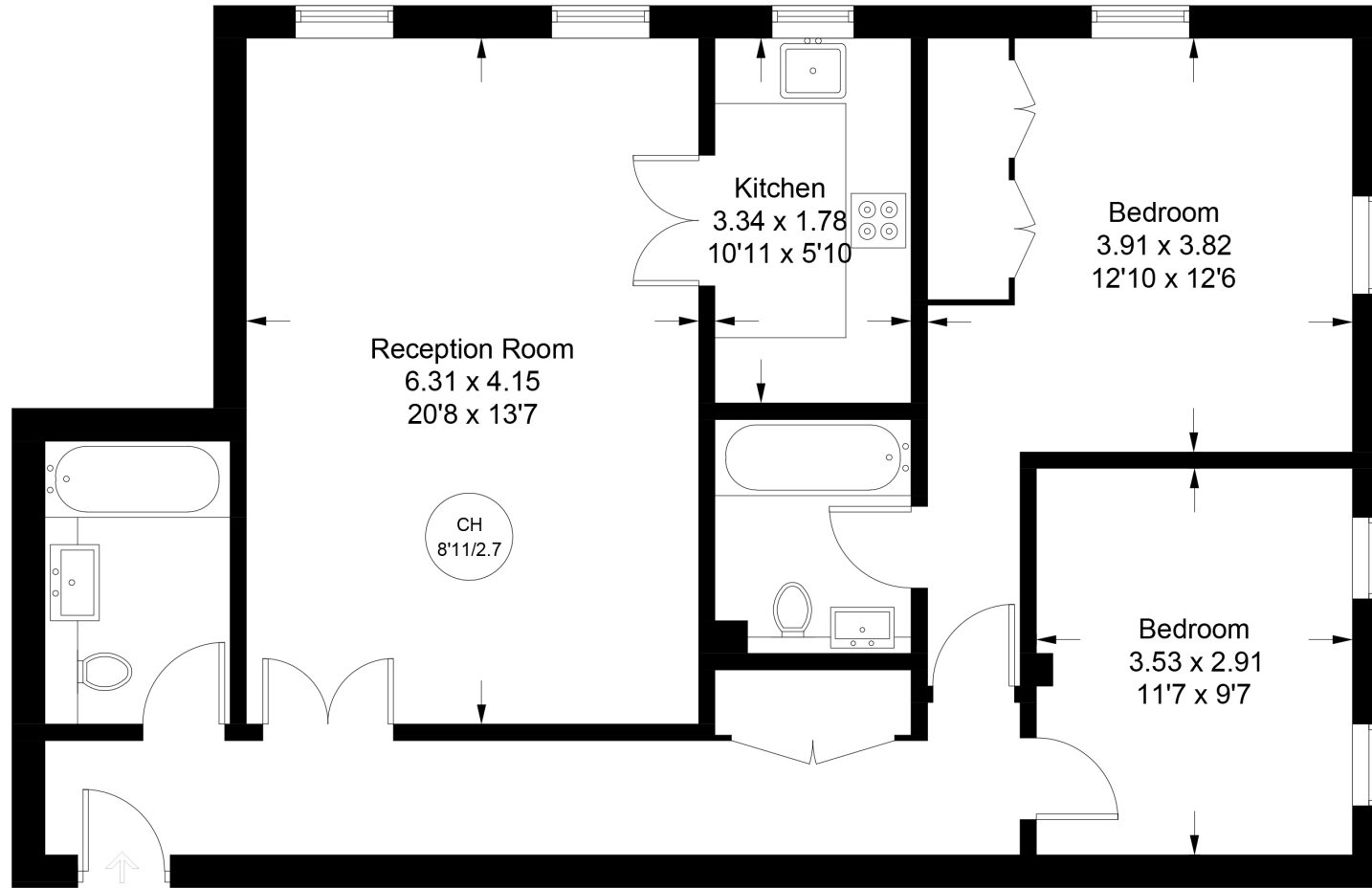
ACCOMMODATION

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



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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	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	