



YORK HOUSE

Upper Montagu Street
Marylebone
London
W1H

Guide Price
£2,000,000

Sole Agent

A stunning 2 bedroom, 2 bathroom apartment nestled in the heart of Marylebone offering an abundance of natural light and modern finishes. As you step into the property, you are immediately struck by the bright and airy reception area that's perfect for entertaining guests or simply relaxing with family. The open plan kitchen is fully equipped with modern appliances and sleek fittings, making it the ideal space to indulge in your passion for cooking.

ASTON CHASE

67-71 Park Road
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London, NW1 6XU
020 7724 4724
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Subject To Contract

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Leasehold 969 Years

Ground Rent: £50 P/A
Service Charge: £10,694 P/A

The property offers two generously sized bedrooms with ample storage space and two contemporary bathrooms finished to a high standard. Boasting 980 sq ft of living space, this stunning flat is located in a well-maintained portered building located conveniently to some of the most renowned restaurants, shops, and attractions in London.



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ACCOMMODATION

- Open plan living/dining room
- Modern fully fitted kitchen
- Two double bedrooms
- Two bathrooms

AMENITIES

- Porter
- Lift access
- Third Floor

COUNCIL TAX: F

EPC RATING: E



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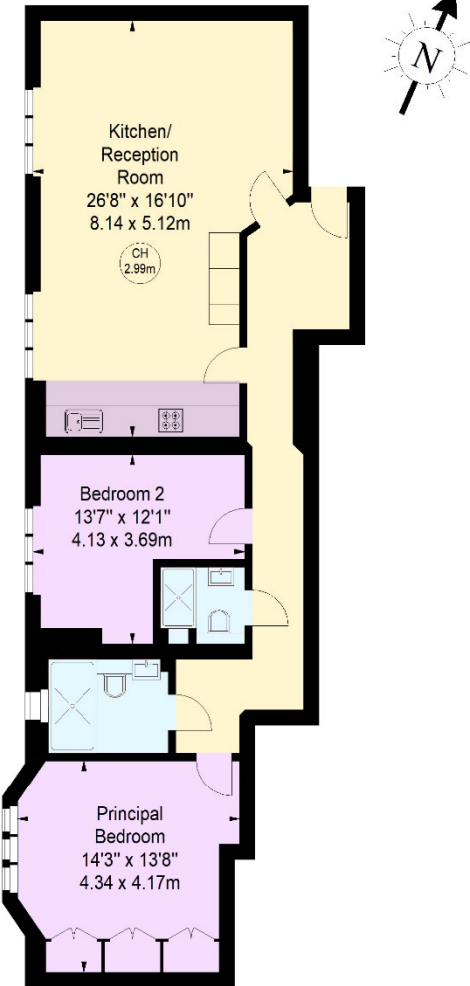
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York House,
Upper Montagu Street, W1H
Approximate gross internal area

980 sq ft / 91.04 sq m

Key :
CH - Ceiling Height



Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	