



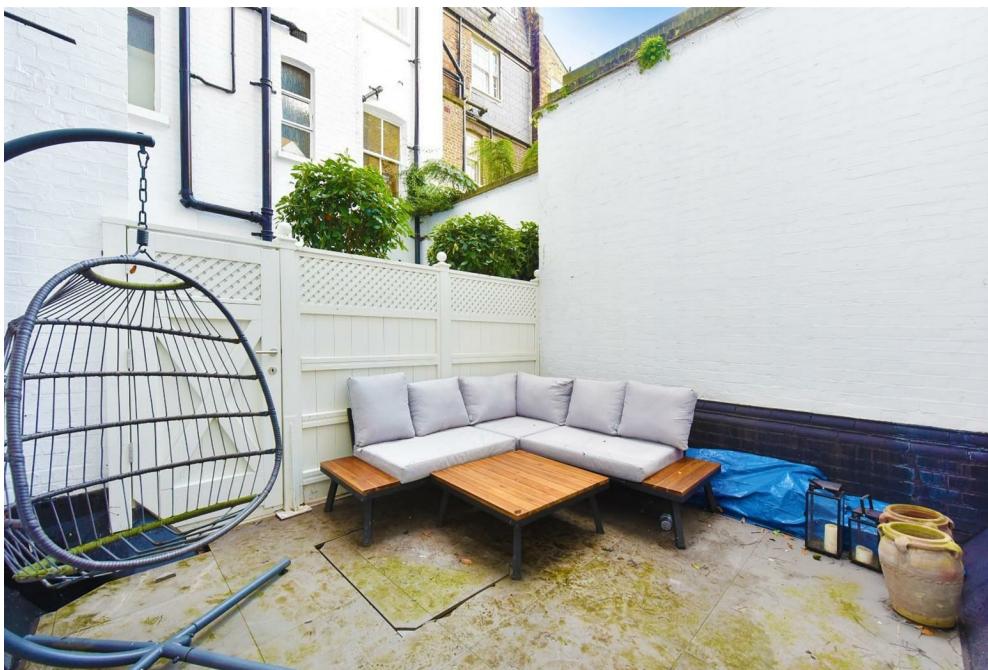
York House, 39 Upper Montagu Street,  
Marylebone, W1H

Guide Price £1,750,000, Leasehold - Share of Freehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A spacious interior designed, two double bedroom apartment set within a handsome red brick mansion block on Upper Montagu Street. This beautifully renovated property benefits from a private patio area, two double bedrooms, three bathrooms, a utility room and a large open plan reception perfect for entertaining.

Further benefits include; a bespoke kitchen from Smallbone, top of the range appliances (Miele), under floor heating, triple glazed windows, herringbone wooden floors, a share of freehold, lift and porter service.

Local amenities including boutique shops, restaurants and cafes can be found within walking distance, as can Regents Park. Local transport links such as Baker Street Underground station (Bakerloo, Hammersmith & City, Jubilee and Metropolitan Lines) and Marylebone station.

Entrance Hall : Reception Room : Dining Area : Open Plan Small Bone Kitchen : 2 Double Bedrooms : 2 Ensuite Shower Rooms : Guest WC : Utility Room : Private Patio : EPC Rating C.

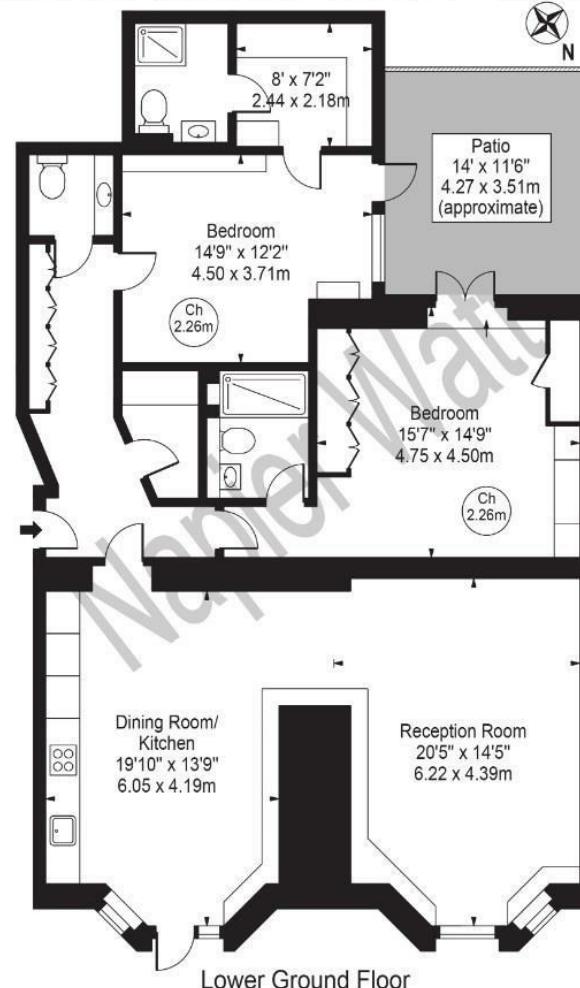
## Key Features

- INTERIOR DESIGNED
- PRIVATE PATIO
- VERY HIGH BESPOKE SPECIFICATION
- PRIME LOCATION
- 2 ENSUITE BATHROOMS
- SHARE OF FREEHOLD
- SMALLBONE KITCHEN
- PORTER

## Terms

Leasehold Share Of Freehold:  
Term : 999 years from 25 December 1991 ie 965 years.  
Service Charge: £14,936.32 pa  
Ground Rent £50 pa  
Council Tax : Westminster Band G

**York House**  
Approx. Gross Internal Area 1398 Sq Ft - 129.88 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**IMPORTANT:** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.