



YORK STREET, MARYLEBONE, W1U

1 BED APARTMENT

£3,250

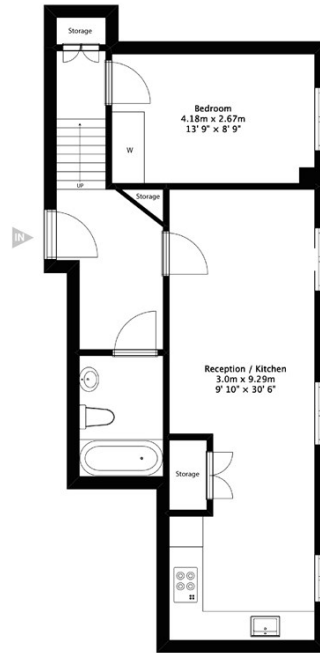
Hemmingfords are pleased to offer this wonderful recently refurbished apartment located on the second floor (with lift access) of a period conversion in Marylebone.

This modern spec apartment comprises of an open plan kitchen and double aspect living area with high ceilings, spacious double bedrooms with a fitted wardrobe and a modern tiled bathroom. Natural daylight floods the apartment throughout.

The property is just a stones throw away from Marylebone High Street offering a variety of local bars, restaurants and shops.

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SECOND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA
593.4 sq ft - 55.1 sq m

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown.
For the avoidance of doubt, Origin Studios Photography shall not be liable for any reliance on these measurements.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		70
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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