

RUSSELL SIMPSON

Sophisticated two-bedroom maisonette in Marylebone

YORK STREET
MARYLEBONE W1H



York Street
Marylebone W1H

£1,500,000

BEDROOMS 2	INTERNAL 1,366 SQ FT 127 SQ M	TENURE Share of Freehold	LENGTH OF LEASE 998 years
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band G
BATHROOMS 2		COUNCIL Westminster	



The Property

A beautifully designed maisonette presented in excellent condition across two levels

Entering the house on the ground floor, you step into a charming reception space. It has generous proportions and features elegant wooden floors. It gives access to an impressive open-plan reception and modern kitchen, featuring a breakfast bar for informal dining and entertaining. The room is flooded with light from a unique skylight. It benefits from access to two delightful Juliette balconies, creating a wonderful sense of indoor-outdoor living.







Indoor Spaces

Descending to the lower ground floor, the principal bedroom offers substantial accommodation with excellent ceiling height and natural light. This room benefits from ample built-in storage, as well as an ensuite bathroom.

The second bedroom on this level provides comfortable accommodation with good natural light, while a contemporary bathroom serves this floor with modern fittings and stylish design.

The Neighbourhood

York Street is a quiet residential address in the heart of Marylebone, moments away from the shopping and dining opportunities of Marylebone High Street and Oxford Street. The location offers excellent transport links with Baker Street Underground station within easy reach, providing access to multiple tube lines including the Metropolitan, Circle, Hammersmith & City, Jubilee and Bakerloo lines. The area combines the convenience of central London living with the charm of Marylebone Village, while Regent's Park is a short walk away, offering expansive green spaces and recreational facilities. This prime W1H location represents sophisticated urban living in one of London's most desirable neighbourhoods.



APPROXIMATE INTERNAL AREA

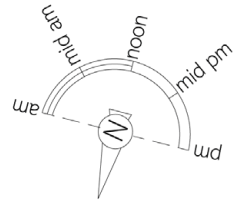
1,366 SQ FT / 127 SQ M

INCLUDING LIMITED USE AREA & VAULTS

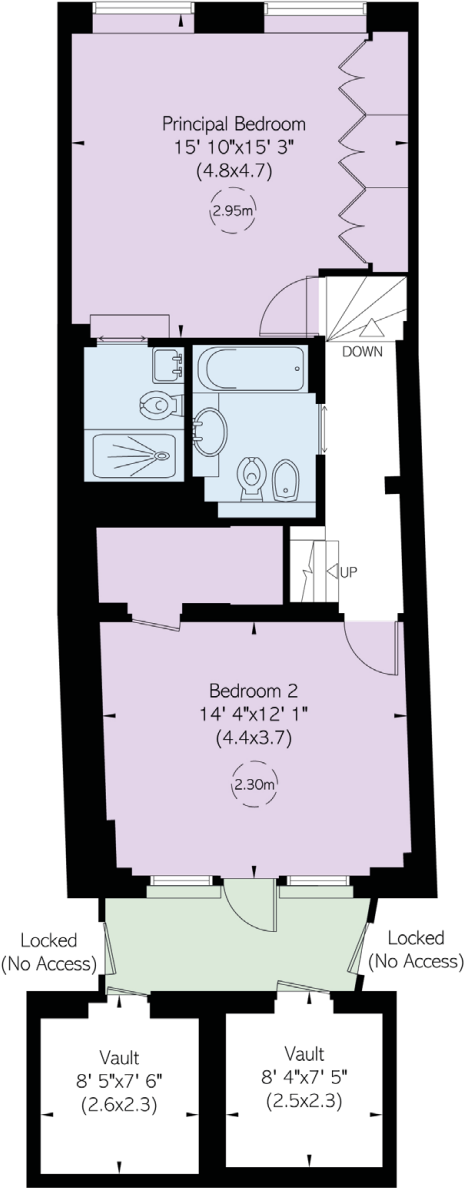
116 SQ FT / 11 SQ M

OUTSIDE AREA

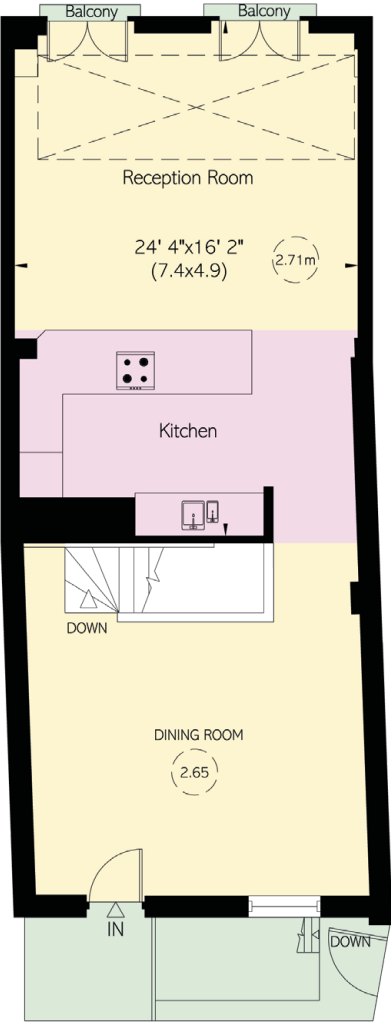
147 SQ FT / 14 SQ M



Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



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October 2021