



**JEREMY JAMES**

**YORK STREET, MARYLEBONE STREET, LONDON, W1**



**PRICE**

£2,795,000

**TENURE**

Leasehold

33 New Cavendish Street  
London,  
W1G 9TS

020 7486 4111

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## DESCRIPTION

An extensive freehold house located on York Street close to Baker Street and a short walk from Marylebone High Street. The house has been the subject of an extensive refurbishment program and is elegant and contemporary throughout. Comprising of two reception rooms, eat in kitchen, Master bedroom with en-suite, second bedroom with en-suite and two further bedrooms, study area, bathroom, utility room and a roof terrace.

## AMENITIES

Freehold  
Four bedrooms  
Flexible accommodation  
Roof Terrace  
period features

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52 YORK STREET  
LONDON W1

Gross Internal Area: 246 Sq. metres  
(Including Vaults) 2645 Sq. feet

Gross Internal Area: 232 Sq. metres  
(Excluding Vaults) 2496 Sq. feet



SECOND FLOOR

THIRD FLOOR



GROUND FLOOR



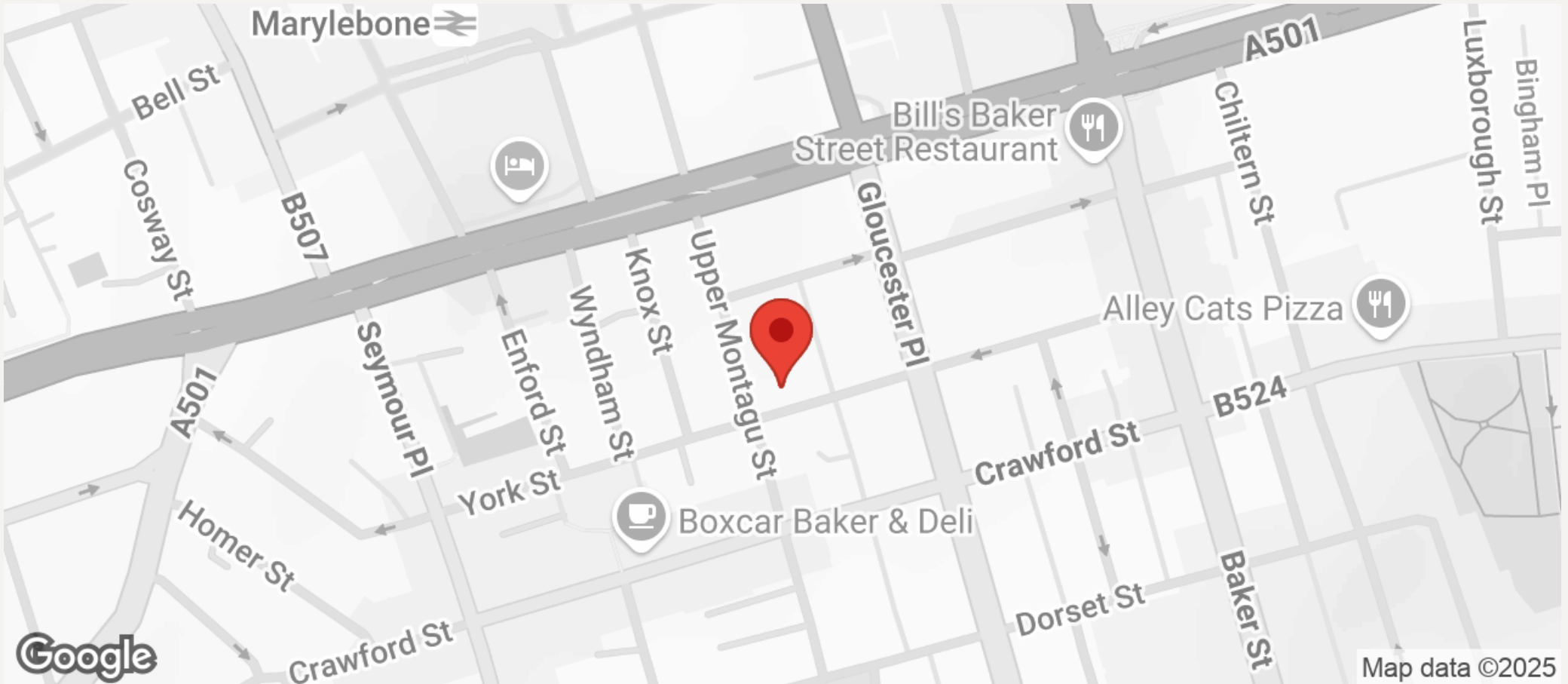
FIRST FLOOR

LOWER GROUND FLOOR



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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