

ROKSTONE



York Street, Marylebone W1U

A five storey Georgian townhouse steeped in history with its glorious period features, including arched front doorway, wide stone staircase and wrought iron balcony.

Set in the heart of Marylebone just minutes from Baker Street Station, with the popular Marylebone High Street in easy walking distance.

The period, three window facade lets in an abundance of light into the living areas and impressive 30 ft kitchen.

At just under 5000 square feet, the property's flexible layout makes 22 York Street the perfect project for those looking to modernise this charming property.

Having previously served as a Bed and Breakfast for over twenty years it currently boasts 12 en-suite bedrooms but would offer ample living space for a family conversion.

Price £6,250,000



5 Dorset Street London W1U 6QJ

Tel: 020 7580 2030 | Email: enquiries@rokstone.com

<https://www.rokstone.com>

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York Street

Approx. Gross Internal Area 4935 Sq Ft - 458.48 Sq M

Approx. Total External Area 240 Sq Ft - 22.30 Sq M

(Including Garden, Balcony & Patio)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Terms

Local Authority: Westminster City Council

Tenure: Freehold

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