ASTONCHASE

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69–71 PARK ROAD
LONDON NW1 6XU
020 7724 4724

YORK GATE
LONDON
NW1

SERVICE CHARGE & GROUND RENT COMBINED APPROX. £1,300.00 PER ANNUM

LEASEHOLD 44 YEARS
GUIDE PRICE £2,000,000
SUBJECT TO CONTRACT

SOLE AGENT

An extremely rare opportunity to purchase a triplex one bedroom maisonette (92 sq.m/994 sq.ft) featuring double height ceilings and situated within the heart of Regent's Park.

This exceptional home is accessed via its own private entrance on York Gate, accommodation includes a spacious living room, separate dining room (with high ceilings) and a bedroom with separate bathroom on the lower ground floor. The property is sold with the benefit of an underground parking space within York Terrace West which is accessed via secure gates, in addition to which on-street residence parking is available by permit application.

Located on the south side of the outer circle of Regent's Park, York Gate is close to all the amenities of Marylebone High Street and Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee & Metropolitan Lines).

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ACCOMMODATION

- Living Room
- Dining Room
- Guest Cloakroom
- Bedroom
- Bathroom

AMENITIES

- Private Entrance
- Communal Gardens
- Private Terrace
- Designated Secure Underground Parking for 1 car
- Residents Permit Parking
- 24 Hour Porterage/Security

COUNCIL TAX	Westminster (Band G)
EPC RATING:	D

IMPORTANT NOTICE
These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.

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York Gate,
Regents Park, NW1

Approximate gross internal area
994 sq ft / 92.34 sq m
(Including Void)
Void Area
62 sq ft / 5.76 sq m

Lower Ground Floor | Ground Floor | First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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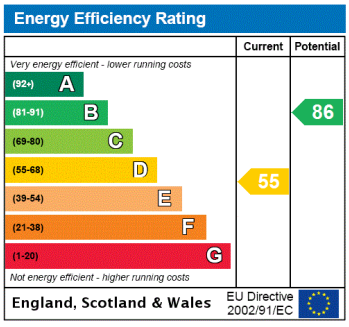

The Property Ombudsman

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