

# London W1H

## 46 York Street, Marylebone W1H 1FN

- **A Freehold Attractive Mid Terrace Period Building**
- Internally arranged to provide a Self-Contained Lower Ground Floor Flat, Lower Ground, Ground, First and Second Floor Non Self-Contained Maisonette and a Self-Contained Third Floor Flat. Third Floor Flat subject to a Regulated Tenancy. Lower Ground Floor Front Flat subject to an Agreement. Remainder Fully Vacant
- Planning Permission for Conversion of Existing to provide a Single Dwelling House (C3 Use Class)
- The property was previously arranged to provide Self-Contained Flats
- Possible potential for Conversion of existing to provide Self-Contained Flats, subject to all necessary consents
- Total Current Rent Reserved

**£14,208.96 per annum (equivalent) from two flats. Remainder Vacant**



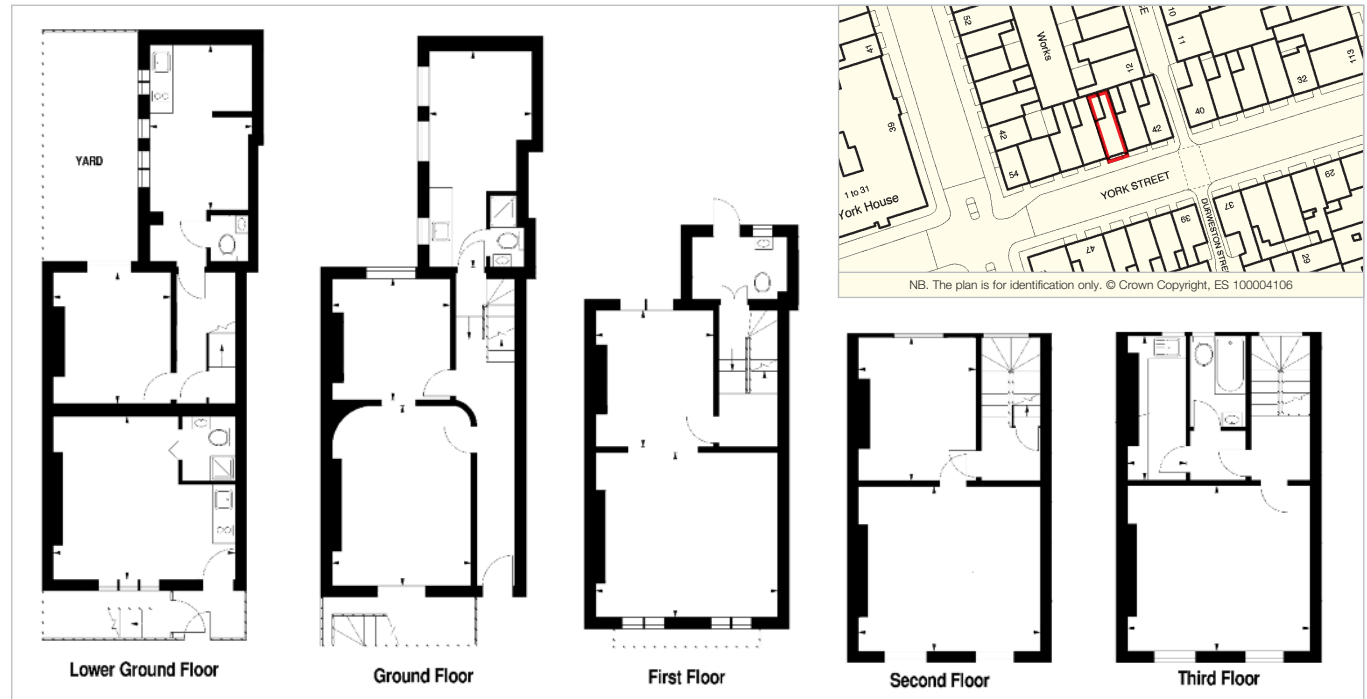
### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: WT).

### Seller's Solicitor

Messrs K Law Solicitors (Ref: KWW).  
Tel: 01344 620344.  
Email: k@klaw.com

**INVESTMENT/PART VACANT – Freehold Building**



### Tenure

Freehold.

### Location

The property is situated on the north side of York Street, between its junctions with Upper Montagu Street and Durweston Street. Marylebone is one of London's most attractive, vibrant and fashionable villages and is home to a blend of office, retail, restaurant, hotel, leisure and residential uses, which together result in it being a sought after Central London location. York Street is a popular and predominantly residential street, conveniently located near the fashionable shops, bars and restaurants of Baker Street and Marylebone High Street. Further more extensive facilities are also within reach in London's West End. Regent's Park is located approximately 650m to the north, providing 395 acres of open space including excellent sporting facilities spanning nearly 100 acres, including the largest outdoor sports area in Central London. Communications are afforded by Baker Street London Underground Station (Circle, Hammersmith & City, Jubilee and Metropolitan Lines) approximately 500m to the north-east and Marylebone London Underground (Bakerloo Line) and mainline Rail Station approximately 500m to the north-west. Baker Street (A41) provides direct access to the south into the West End, whilst Gloucester Place (A41) runs north linking with Marylebone Road (A40) and the M1 Motorway. Bus services can also be found on Gloucester Place and Baker Street. Communications to the area are set to improve with the arrival of Crossrail, which is scheduled for delivery in 2018 with stations located at both Paddington 0.9 miles (1.45km) and Bond Street 0.7 miles (1.13km) Stations. This will provide 24 trains per hour running in each direction from Reading, Maidenhead and Heathrow to the west, to Farringdon, the City and Canary Wharf to the east.

### Description

The property comprises an attractive mid terrace building arranged over lower ground, ground and three upper floors. The property benefits from a first floor ornamental balcony and a rear yard. The property is internally arranged to provide two self-contained flats and a non self-contained maisonette.

### Accommodation

The property was partially inspected by Allsop. The following flats were not internally inspected: third floor and lower ground floor (front). A schedule of Accommodation is set out below.

Floor	Accommodation (Not Inspected)
Lower Ground Floor (Front)	Studio Room with Kitchen and Shower Room with WC and wash basin
Lower Ground Floor (Rear)	Two Rooms, Separate WC and wash basin
Ground Floor	Three Rooms
First Floor (Rear Half Landing)	Former Bathroom with door leading to flat roof
First Floor	Double Aspect Room (Formerly Two Rooms)
Second Floor	Double Aspect Room (Formerly Two Rooms)
Third Floor	Studio Room, Kitchen, Bathroom with WC and wash basin

**Total GIA Approximately 237 sq m (2,549 sq ft)**

NB: The non self-contained maisonette is presented in shell condition; in particular, the first and second floors. Prospective purchasers are advised to exercise caution when viewing.

### Tenancies

The Third Floor Flat (previous known as Flat 9) is subject to a Regulated Tenancy paying a registered rent of £129 per week. (Effective date: 22nd October 2003.) Re-registration now due. The Lower Ground Floor Flat (Front) is subject to an agreement at a current rent of £625.08 per month.

### Planning

Local Planning Authority: Westminster City Council.  
Tel: 0207 641 6500.

Planning permission was granted for 'use of the property as a single family dwelling (Class C3); alterations to the front and rear elevations including the replacement of windows and doors and internal alterations at all four levels (Ref: 15/01592/Full), dated 18th February 2015. A copy of the planning permission is available from the auctioneer's office upon request (Ref: JP).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



The Property