

DRUCE

YORK STREET London W1

A beautiful 5 Bedroom Georgian town house with a westerly aspect, finished to a very high standard and benefitting from five bedrooms, sumptuous entertaining rooms, a cinema room, gymnasium, wine cellar and private patio garden. This exceptional property comprises, at ground floor level, a generous open plan dining room and fully fitted kitchen, and a study with two sets of glazed double doors that open onto the private patio garden. The drawing room and family room are situated on the first floor, with the master bedroom suite taking the entire second floor and encompasses an en suite bathroom and a dressing room. There are three further bedrooms (one en suite) and a further bathroom on the third floor. At lower ground floor level there is a gymnasium and cinema room as well as a further bedroom suite, guest shower room and a wine cellar. A truly fabulous home with high ceilings and period features, a five minute walk from Marylebone High Street and Regent's Park.



£6,250,000 STC

Freehold

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Accommodation

Lower Ground Floor:

Wine Cellar * Bike Store * Media Room * Bedroom with Ensuite * Utility * Shower Room * Gym

Ground Floor

Dining Room * Kitchen * Study * Terrace

First Floor:

Drawing Room * Reception Room

Second Floor:

Master Bedroom Suite with Ensuite Bathroom and Dressing Room

Third Floor

Bedroom with Ensuite Bathroom * 2 Further Double Bedrooms * Family Bathroom



Terrace



Terms

Tenure: Freehold

Price: £6,250,000 STC

Druce Residential for themselves and for the vendors and lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise to the correctness of each of them. 3. No person in the employment of Druce Residential has any authority to make or give any representations or warranty whatsoever, in relation to this property.



Drawing Room



Reception Room



Dining Room



Kitchen



Master Bedroom Suite





Bedroom 2



Bedroom 3



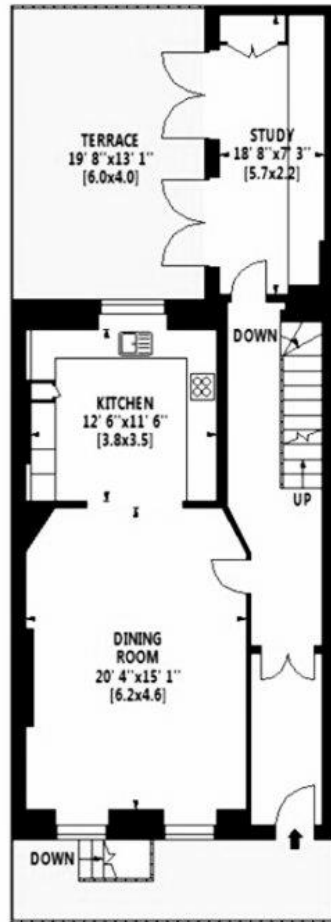
Media Room



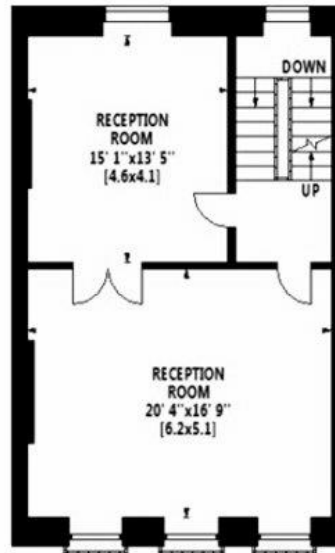
Gym



LOWER GROUND FLOOR



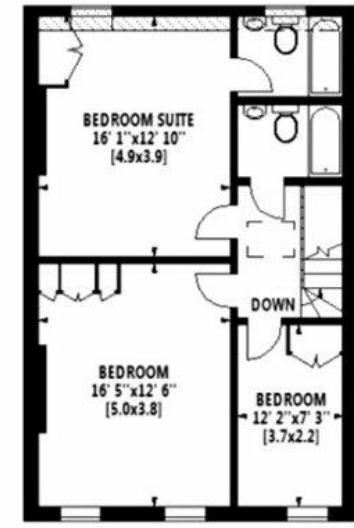
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR




THIRD FLOOR



YORK STREET, W1U

Gross Internal Area: 375 Sq. metres
4037 Sq. feet
(Excluding Bike Store)

 Under 1.5m head height