



ROBERT IRVING BURNS



•—23—•

YORK STREET

MARYLEBONE, LONDON, W1U 6QF

UNBROKEN RESIDENTIAL FREEHOLD BUILDING
FOR SALE



EXECUTIVE SUMMARY

- A unique opportunity to acquire an unbroken Marylebone freehold unit comprising six residential apartments.
- The property spans lower ground, ground, and three upper floors extending to 2,362 sqft (NSA).
- The unit mix is: 4 one-bedroom apartments and 2 studios.
- The lower ground flat benefits from a private rear garden.
- Potential to increase the rental income through refurbishment and modernisation.
- The property is part-let part-vacant with a current passing rent £54,192 per annum.
- Potential to add an additional storey and to increase space in the vaults, rear terrace garden and on the 1st floor mezzanine roof, subject to planning permission (STPP).
- Offers are invited in excess of £2,650,000 (Two Million Six Hundred and Fifty Thousand Pounds).



LOCATION

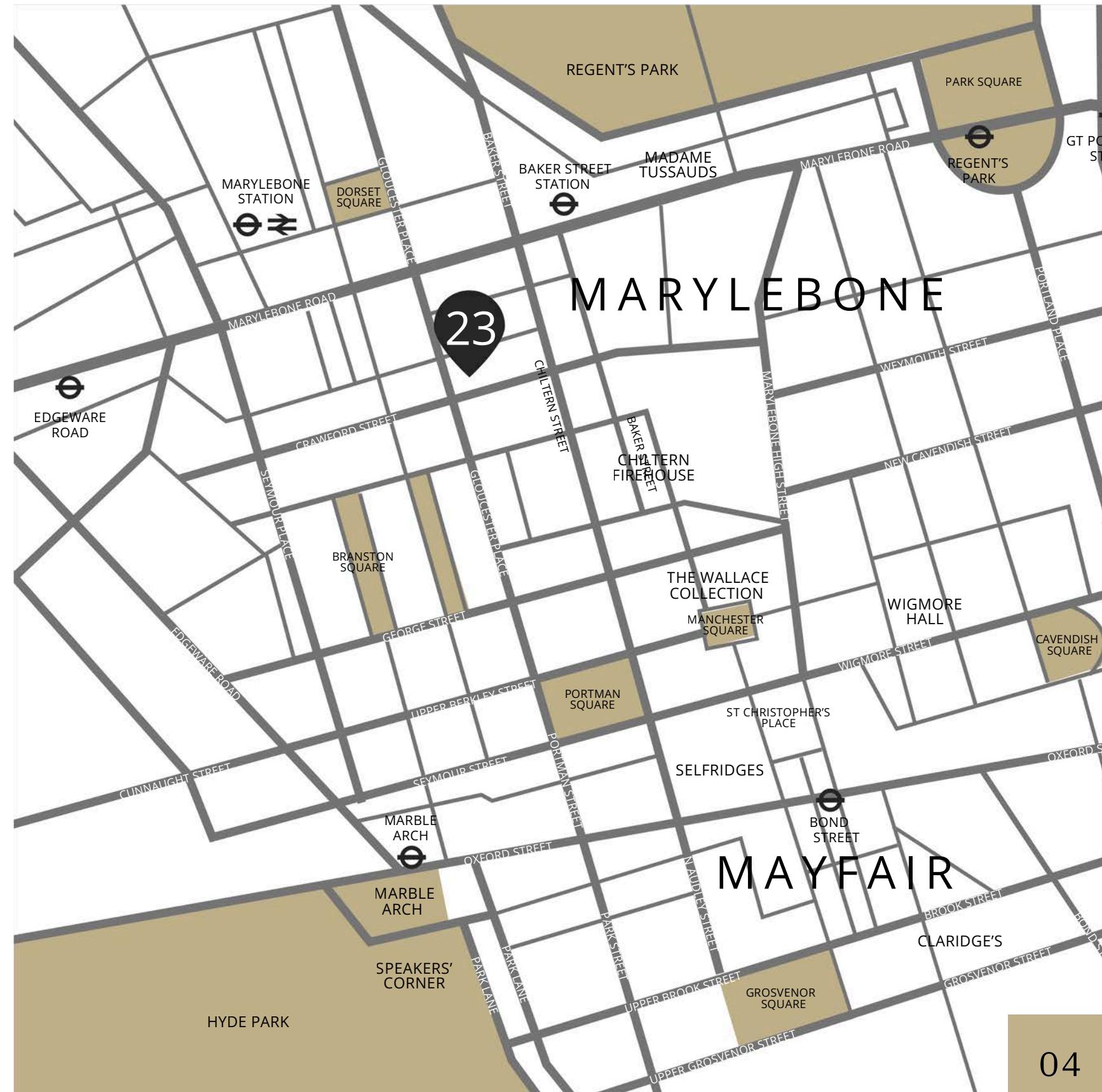
23 York Street is located in the heart of Marylebone, one of London's most desirable residential districts. The area is renowned for its boutique shops, designer stores, fine dining restaurants, and stylish cafés, with Marylebone High Street nearby.

Baker Street and Marylebone stations are close providing excellent connectivity across London, with Underground and rail services offering direct links to Oxford Circus, Bond Street, Regent's Park, King's Cross, Paddington, Kings Cross St Pancreas offering Eurostar services and wider national routes via Chiltern Railways.

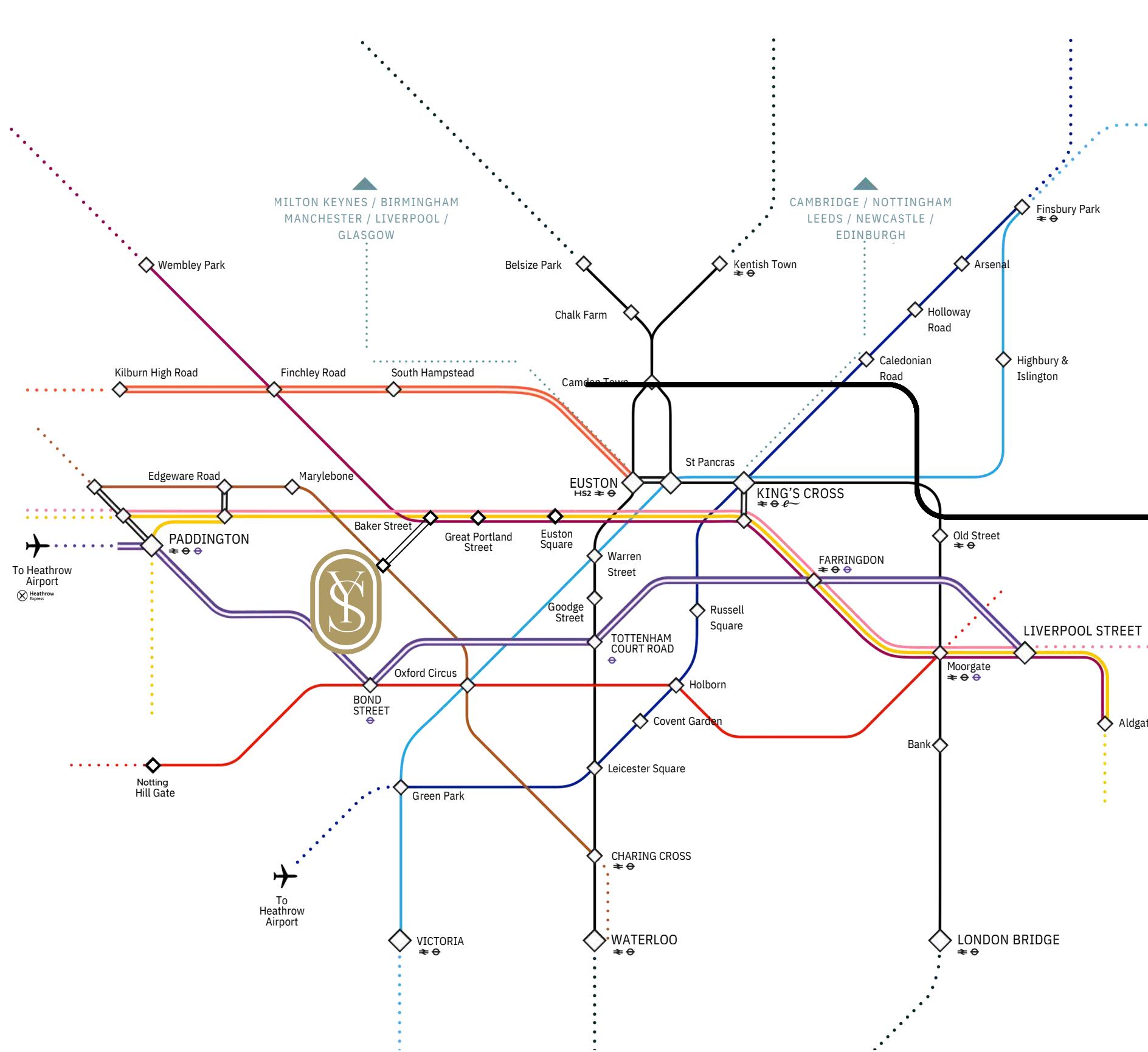
Excellent bus connectivity with several stops just a short walk away — including York Street (Stop F), Gloucester Place (Stop Z) and Baker Street Station within about 2-4 minutes

The property is also close to cultural attractions such as The Wallace Collection and Madame Tussauds, combining a central location with lifestyle amenities.

The property is ideally located with Regents Park, London Business School and Harley St within short walking distances.



CONNECTIVITY



With several Underground lines at Baker Street and national rail links at Marylebone, the area offers smooth travel across the city.

KEY CONNECTION TIMES

Baker Street	2 min
Marylebone	5 min
Oxford Circus	8 min
Edgware Road	8 min
Regent's Park	8 min
King's Cross	12 min
St Pancras	12 min

BUS CONNECTION TIMES

*BUSES EVERY 5-8 MIN	
York Street (Stop F)	2 min
13 113 139 189 N113	
Gloucester Place (Stop Z)	3 min
18 27 N18 N27 N205	
Baker Street Station	4 min
2 13 18 74 113 139 189 274	

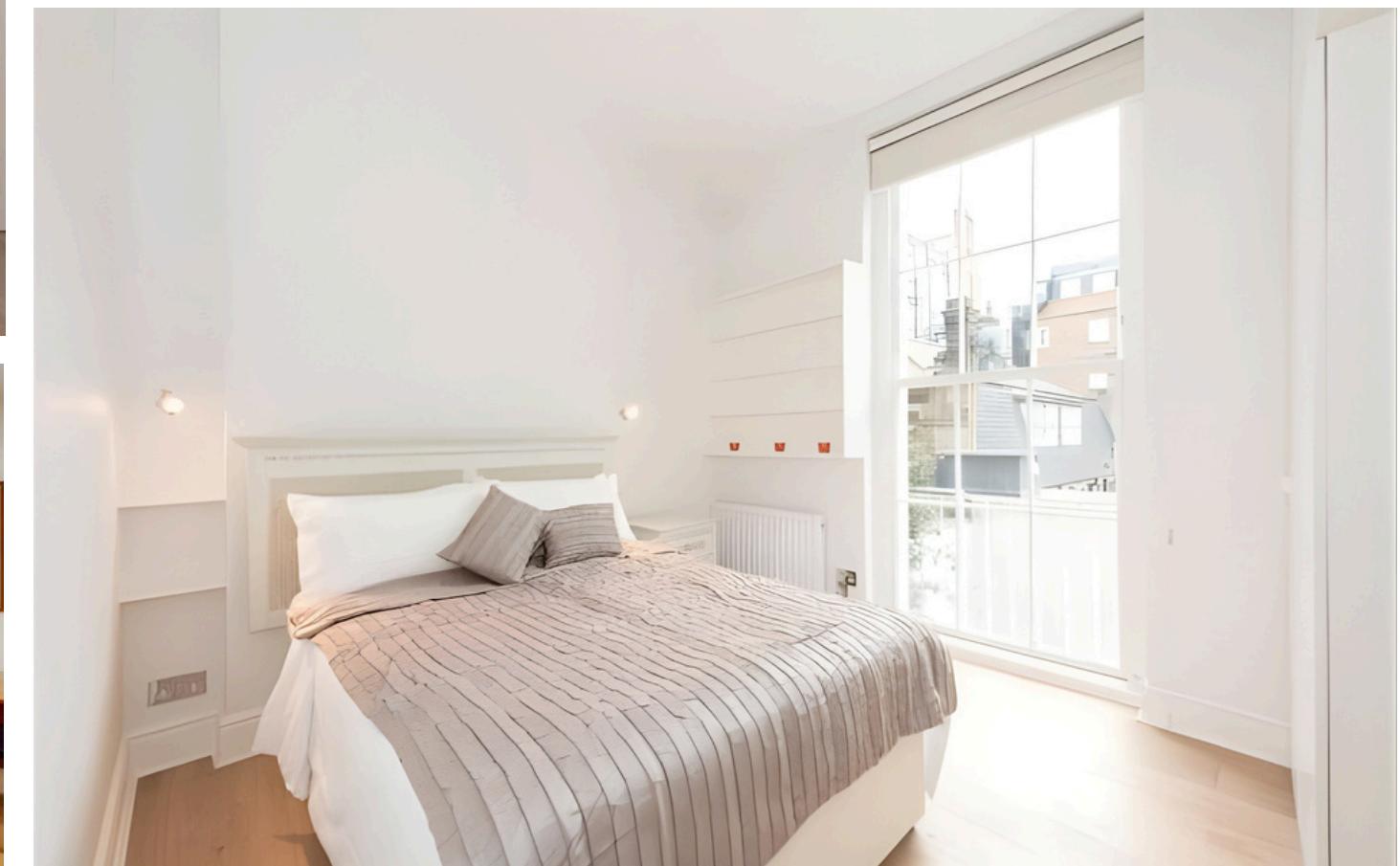
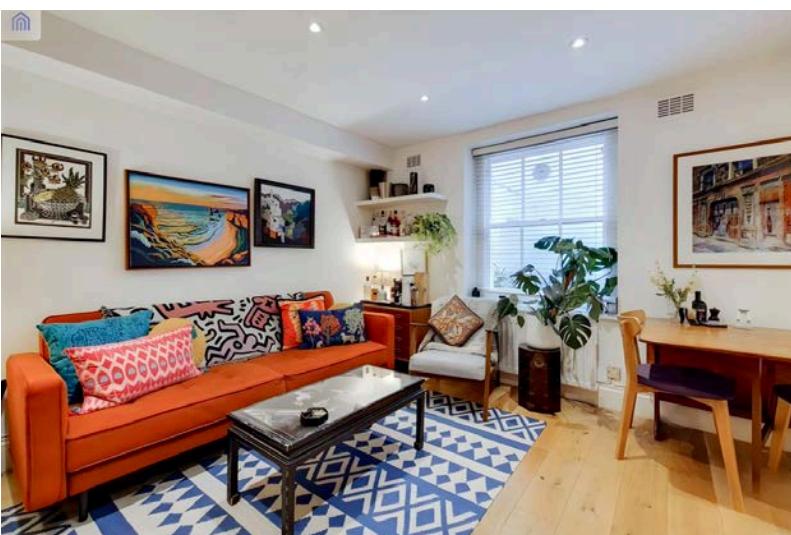
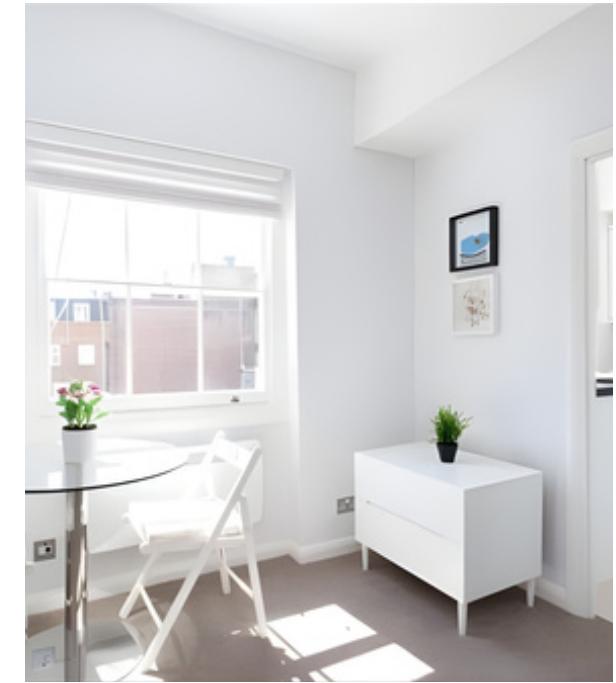
DESCRIPTION

23 York Street is an unbroken freehold building comprising six residential units over lower ground, ground, and three upper floors extending to 2,362 sqft (NSA) in the heart of Marylebone. The property includes 4x one-bedroom apartments and 2x studios, with the lower ground flat benefiting from a private rear terrace/garden.

Flat C requires full modernisation, while the other units offer scope for light refurbishment. The property is partially occupied, with four units currently vacant. The neighbouring properties act as a precedent for potential to add an additional storey and to increase space in the vault, in the garden/terrace and on the 1st floor mezzanine roof (STPP).

Centrally located, the property is close to Marylebone's shops, transport links, and luxurious amenities.



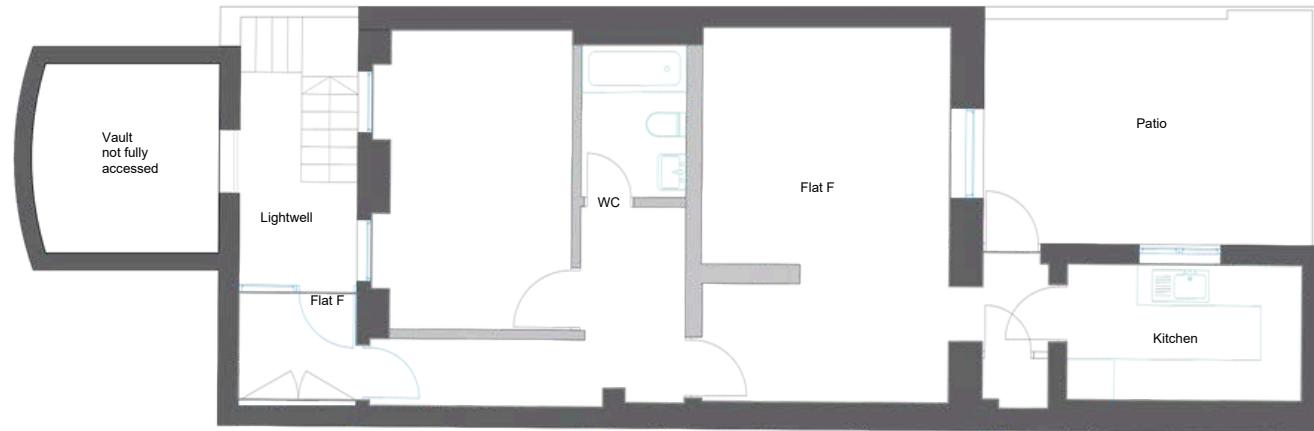


ACCOMMODATION AND TENANCY SCHEDULE

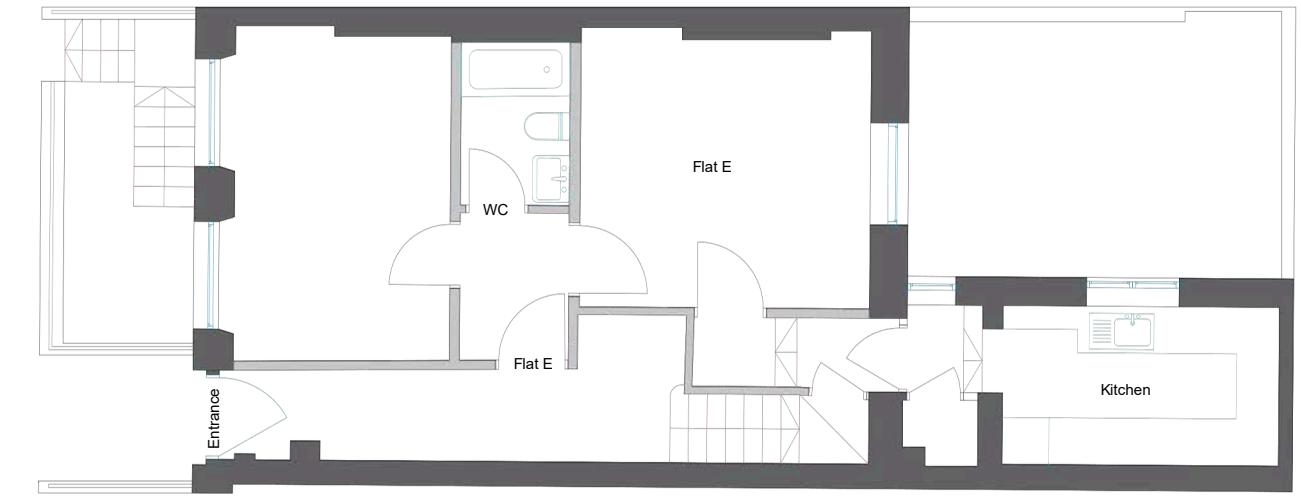
Unit	Floor	Accommodation	Tenancy Start	Tenancy End	Rent pa	NSA (sqft)	NSA (sqm)	GIA (sqft)	GIA (sqm)
Flat F	LG	1-bed	Holding over	Holding over	£29,592	619	57.5	619	57.5
Flat E	G	1-bed	Vacant	Vacant	N/A	484	45	594	55.2
Flat D	1	1-bed	01/05/2025	30/04/2026	£24,600	399	37	483	44.9
Flat C	2	1-bed	Vacant	Vacant	N/A	408	38	496	46.1
Flat B	3	Studio	Vacant	Vacant	N/A	226	21	501	46.5
Flat A	3	Studio	Vacant	Vacant	N/A	226	21		
Patio	LG							171	15.9
Vault	LG							80	7.4
					£54,192	2,362	219.5	2,944	273.5

FLOOR PLANS

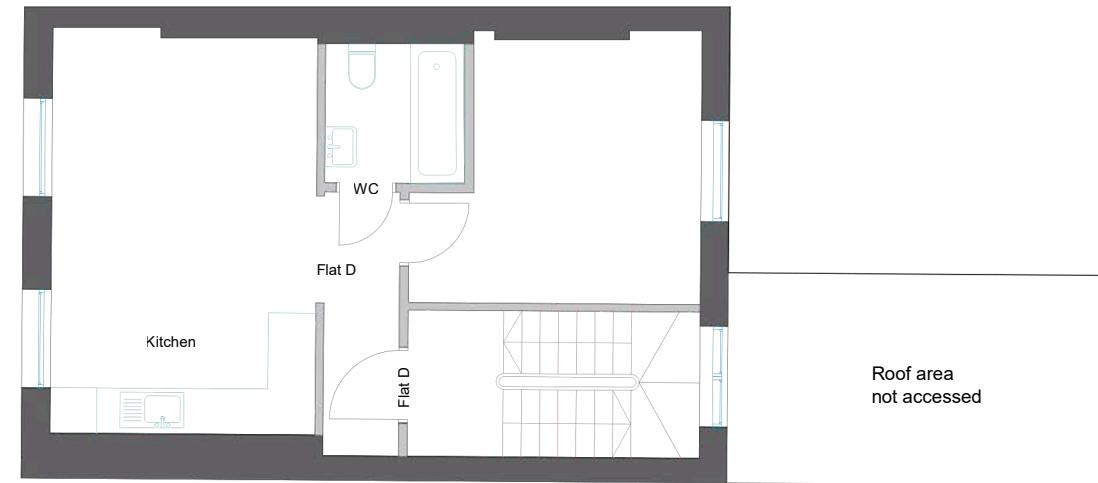
Please note that the floor plans shown are for illustrative purposes only and may not reflect exact measurements.



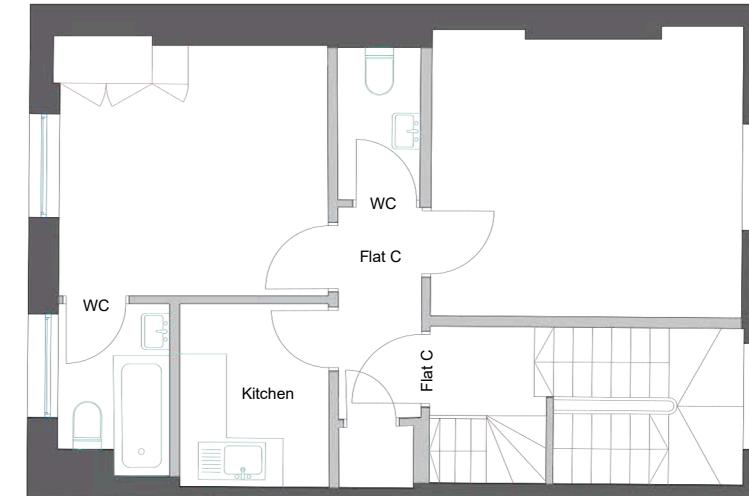
Lower Ground



Ground Level



First Level



Second Level



Third Level

PRICE

Offers are invited in excess of £2,650,000 (Two Million Six Hundred and Fifty Thousand Pounds).

TENURE

Freehold under Title Number: NGL269808



STAMP DUTY LAND TAX (SDLT)

This property will be subject to the commercial rate of SDLT.

ANTI-MONEY LAUNDERING

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

FOR FURTHER INFORMATION CONTACT:

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