

ASTON CHASE



31, 219 BAKER STREET
Regent's Park, NW1

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An outstanding opportunity to rent this newly refurbished 3rd floor 3 bedroom, 3.5 bathroom apartment located within this landmark building, prominently situated only moments from Regent's Park, Marylebone Station (Chiltern Line), Baker Street Underground Station (providing access to the City & Canary Wharf) and within easy walking distance of Marylebone High Street & Oxford Street.

The apartment is presented in immaculate condition throughout and further benefits from 24 hour concierge, security, and gymnasium for the exclusive use of the residents and secure underground parking space by separate arrangement.



ACCOMMODATION

3 Double Bedrooms, all with ensuite bathrooms

A further guest WC

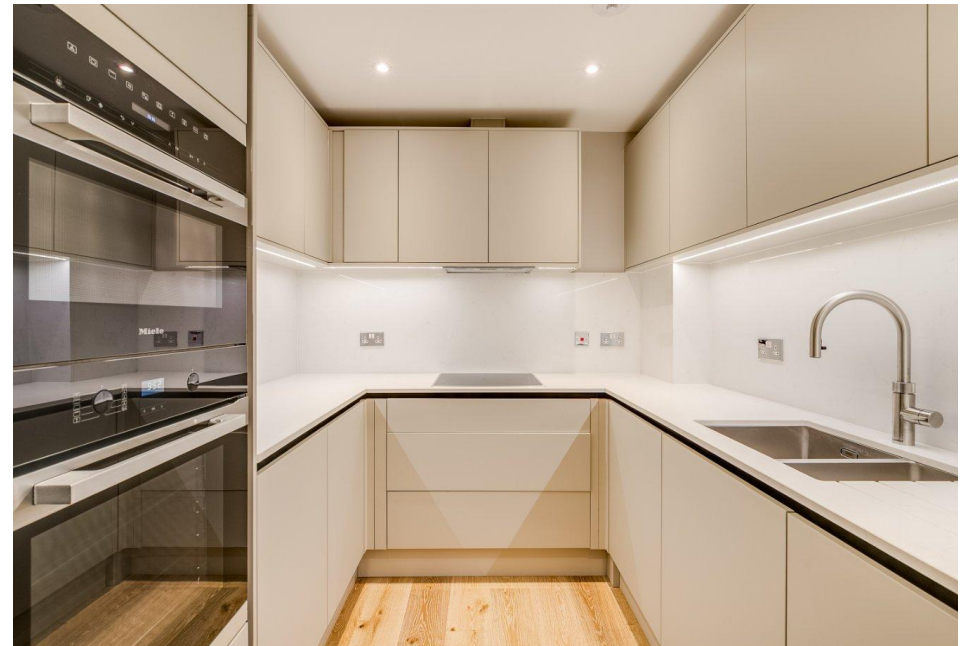
Large Reception Room

Fully Fitted Kitchen

Underfloor Heating and Heated Towel Rails, and Air Conditioning

Bespoke Integrated Vanity Units

Kitchen Comprising: Bespoke Design, Integrated Appliances, Oven & Hob by Miele



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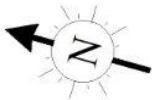
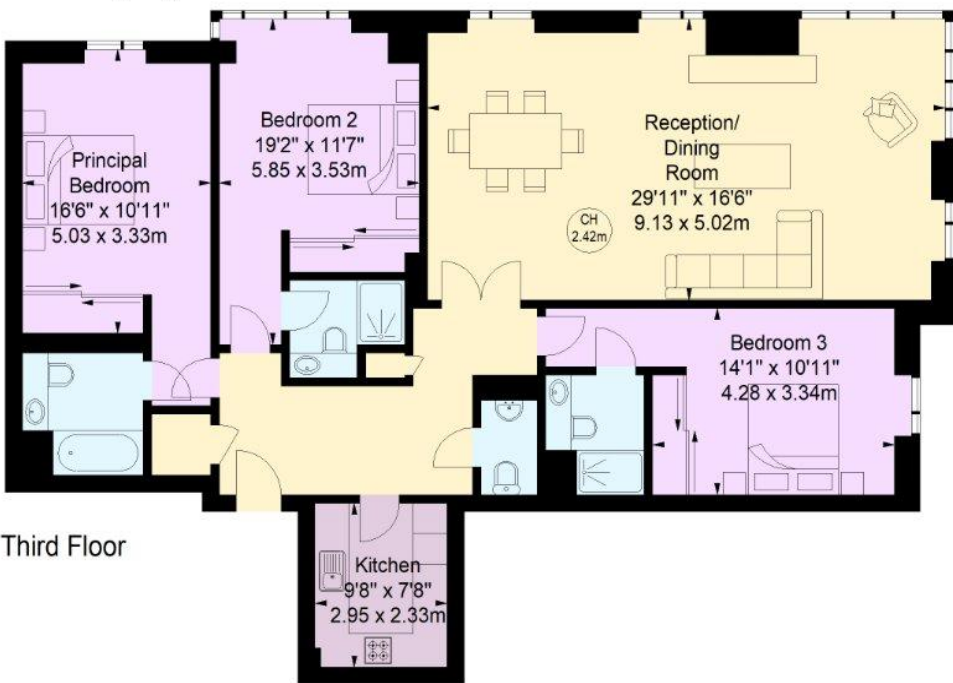


Baker Street, NW1

Approximate gross internal area

1490 sq ft / 138.42 sq m

Key :
CH - Ceiling Height



Third 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.