

# ASTON CHASE



**219 BAKER**  
Baker Street, Marylebone, NW1

**ASKING PRICE**  
£4,750 per month

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## 219 BAKER

An outstanding opportunity to rent a newly renovated, one bedroom 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.

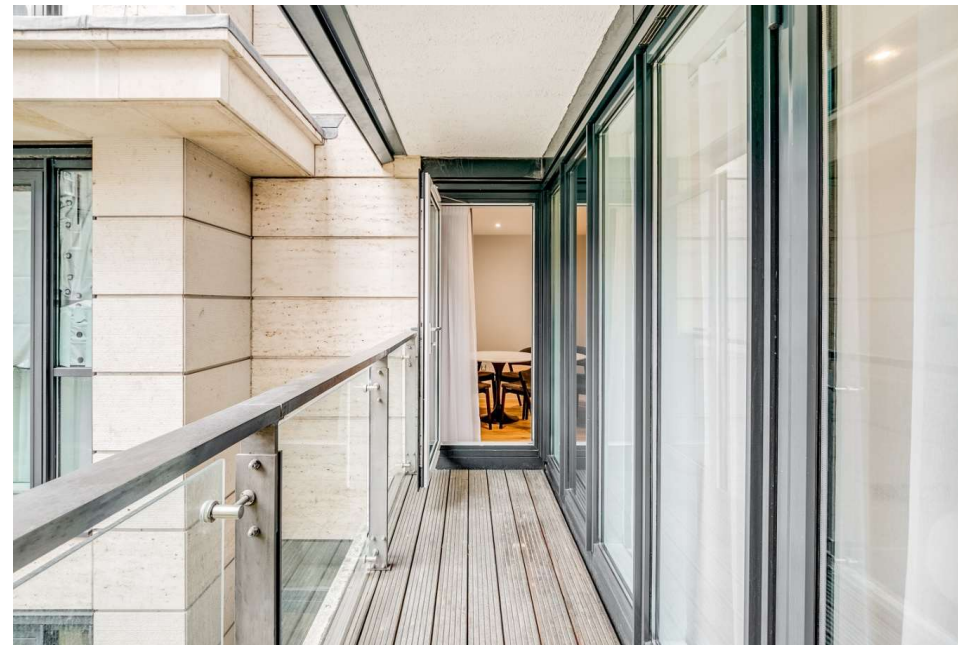
Furthermore, both Paddington (fast train from Heathrow) and St Pancras (high speed rail link to Europe) stations are a short taxi ride away. These apartments are in immaculate condition throughout and benefit from 24 hour concierge, security, and gymnasium for the exclusive use of the residents and secure underground garaging by separate arrangement.

### ACCOMMODATION

- 1 Double Bedroom
- Large Reception Room
- Fully Fitted Kitchen
- Balcony

### AMENITIES

- 24 Hour On-Site Security Supported by Estate CCTV Camera Surveillance
- Residents Gym





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## Baker Street, NW1

Approximate gross internal area

495 sq ft / 45.99 sq m

Key :  
CH - Ceiling Height

Bedroom  
14'5" x 8'10"  
4.40 x 2.69m



Kitchen/  
Dining/  
Reception  
Room  
23'6" x 13'11"  
7.17 x 4.23m

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.