



BAKER STREET

219 Marylebone, London, NW1

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We are delighted to offer this four bedroom newly refurbished apartment set within a 24 hour portered development moments from Marylebone High Street. Accommodation comprises four spacious double bedrooms with three modern en suite bathrooms, a further separate shower room, a 24 ft reception room, and separate contemporary kitchen. With climate control and wood flooring throughout, the apartment offers comfortable modern-day living. The apartment is in immaculate condition throughout and further benefits from 24 hour concierge, security, and gymnasium for the exclusive use of the residents and secure underground garaging by separate arrangement.

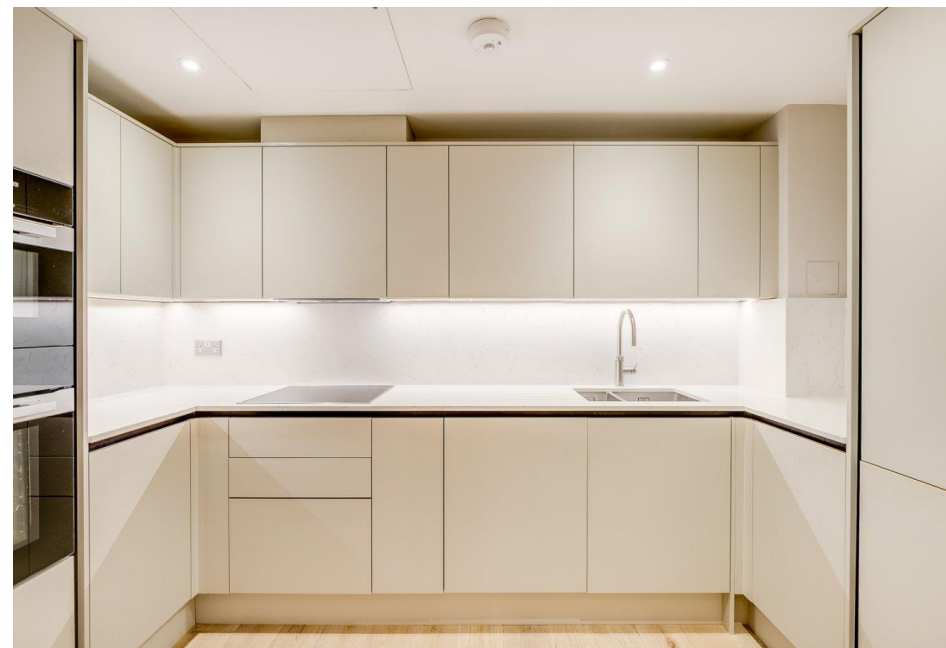
Situated only moments from Regent's Park, Marylebone Station (Chiltern Line), Baker Street Underground Station (providing access to the City & Canary Wharf) and within easy walking distance of Marylebone High Street & Oxford Street.

ACCOMMODATION

Four Double Bedrooms, Three En-Suites, Separate Shower Room, Reception Room, Kitchen,

AMENITIES

- Lift
- Balcony
- Gymnasium



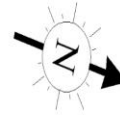




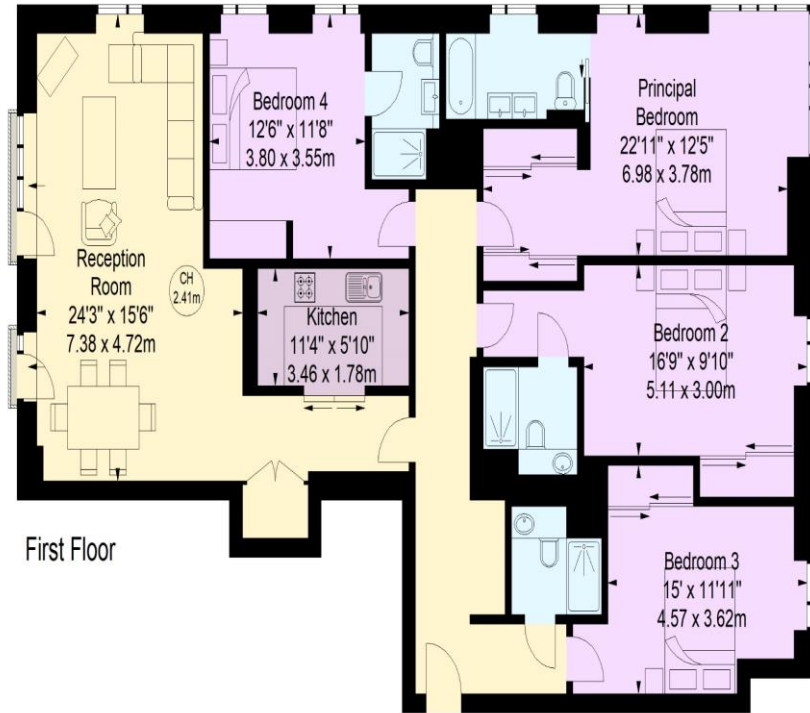
Baker Street, NW1

Approximate gross internal area

1677 sq ft / 155.79 sq m



Key :
CH - Ceiling Height



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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	