

ASTON CHASE



219 BAKER

Baker Street, Marylebone, NW1

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An outstanding opportunity to rent this newly refurbished 8th floor 3 bedroom, 2 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,

Two Bathrooms

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

AMENITIES

24 Hour On-Site Security Supported by Estate CCTV Camera

Surveillance

Residents Gym



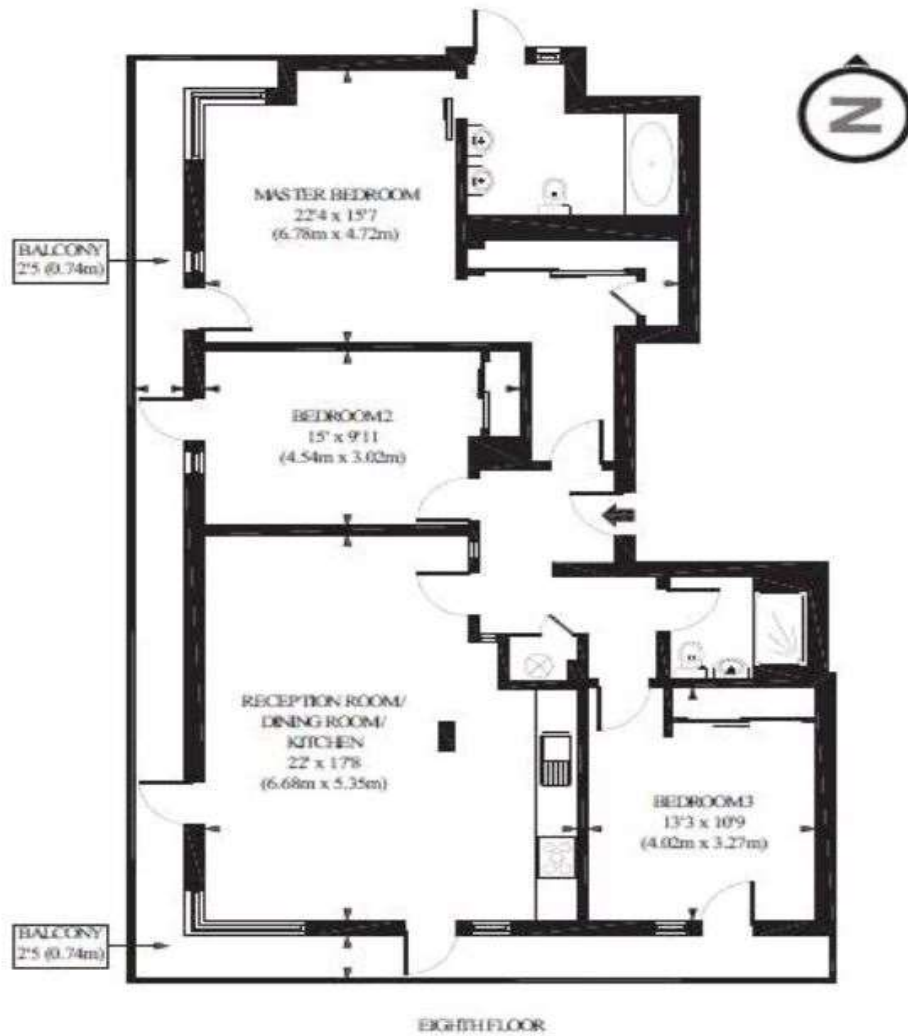
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APPROX. GROSS INTERNAL FLOOR AREA 1141 sq. ft / 105.97 sq. m

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (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.