

BERKELEY COURT, BAKER STREET, LONDON, NW1 £1,950,000 LEASEHOLD

We are delighted to offer for sale this stunning four-bedroom apartment, located on the third-floor of this charming art-deco apartment building, with 24hr concierge and a beautiful communal entrance with marble floors and water features. The property has been recently redecorated and benefits from a 34ft reception / dining room, a separate kitchen, two bathrooms and is double-glazed throughout. Not only does this development benefit from an amazing roof terrace, with far-reaching views across London, Regent's Park is only 200 metres away. Access to the building is from Glentworth Street, which is less than 100 metres away from Baker Street Underground Station (Jubilee, Bakerloo, Hammersmith, City & Circle and Metropolitan lines).

Four Bedrooms | Bathroom | Showe Room | Open Plan Reception/ Dining Room | Separate Kitchen | Concierge | Communal Roof Terrace | Passenger Lift | Leasehold

Winkworth

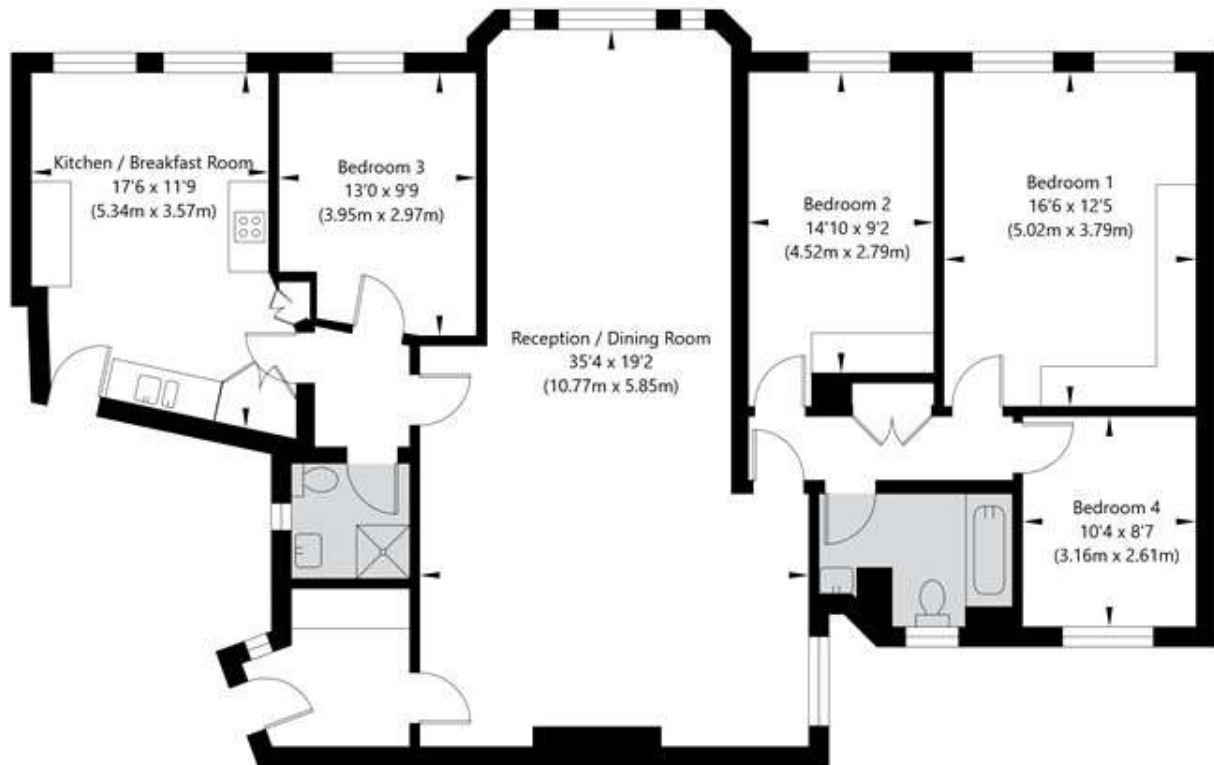
for every step...

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Berkeley Court, Marylebone Road, London NW1 5NB

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 149.26 SQ M / 1607 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 149.26 SQ M / 1607 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 29/09/2987

Service Charge: £12,400 per annum

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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