

**Berkeley Court, London, NW1**  
£1,950,000 *LEASEHOLD*

4  1  2 



Winkworth Knightsbridge & Chelsea  
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**Winkworth**

for every step...

Exceptional four-bedroom Art-Deco apartment with roof terrace, offering panoramic London views, moments from Regent's Park and Baker Street Station

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## ABOUT THIS FLAT

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

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## KEY FEATURES

- 4 bedrooms
- 1 reception room
- 2 bathrooms
- 1,607 Square Feet
- Upper floor with lift
- Porter











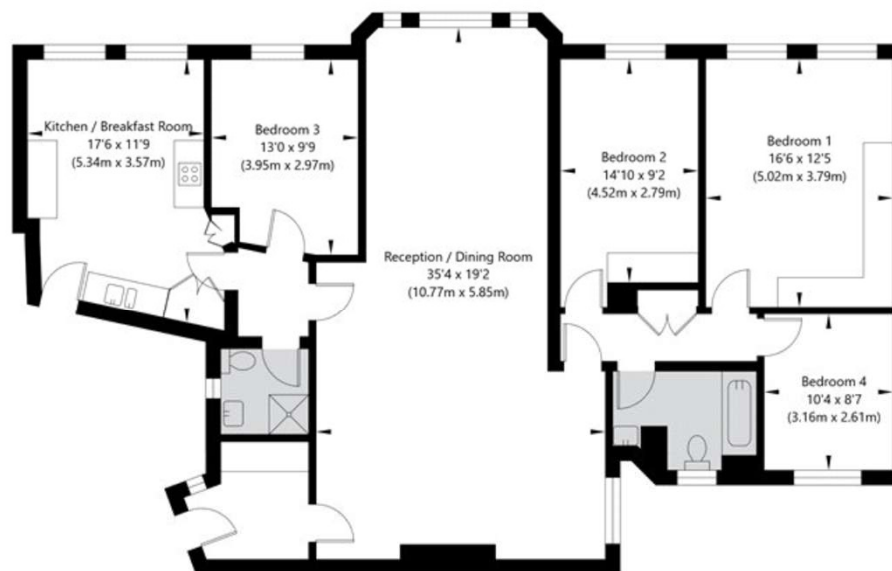
## FINER DETAILS

- Tenure: Leasehold
- Term: 962 year and 5 months
- Service Charge: £12,400 per annum
- Ground Rent: £100 Annually (subject to increase)
- Council Tax Band: G

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		

## 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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