



## Chiltern Court, Baker Street, London, NW1

**Asking Price -£1,525,000**  
Leasehold

 3  3

### This property comprises:

- Kitchen
- Reception Room
- 3 Bedrooms
- En Suite Bathroom
- En Suite Shower Room
- Shower Room

A fantastic 3 bedroom lateral apartment on the 5th floor of the prestigious portered mansion block, Chiltern Court.

This spacious apartment comprises of large entrance hall, modern separate kitchen, bright reception room with high ceilings, 3 double bedrooms 2 with en suite bathrooms and a family bathroom. This property also benefits from a storage unit in the lower floor of the building. Chiltern Court benefits from 2 entrances and passenger lifts and excellent security with CCTV and 24 hour porter.

Close to the green open spaces of Regent's Park and the fashionable amenities of Marylebone High Street and Oxford Street as well as the London Business School and University of Westminster. Superbly located for transport connections, which include Baker Street Underground Station (Bakerloo, Circle and Hammersmith, Jubilee & Metropolitan Lines), Marylebone Rail Station and a short walk to Bond Street Station (Jubilee Line & Central Line).

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Asking Price -£1,525,000



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>		71
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band:  
G

Tenure:  
Leasehold - Expires 23/06/2112

Ground Rent:  
£140.00 Per Annum

Service Charge:  
£12,283 .00 Per Annum

Price:  
£1,525,000

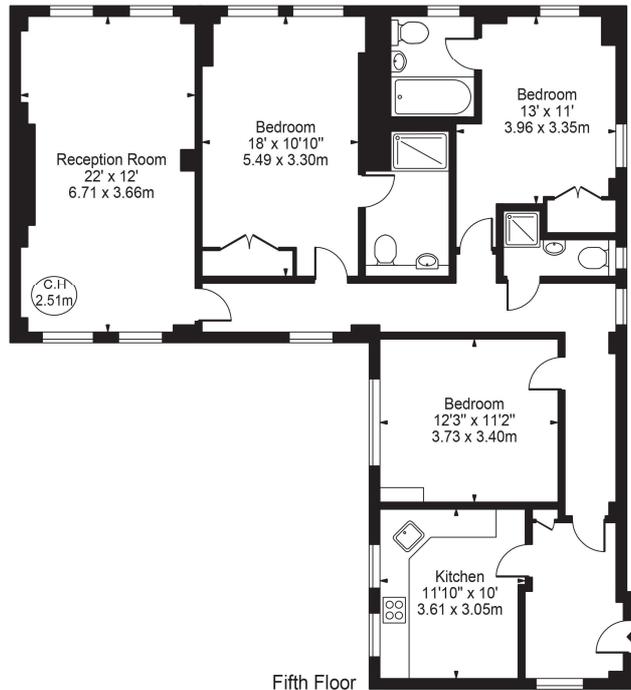
Approximate Gross Internal Area  
120.1 sq m / 1293 sq ft

## Baker Street

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#### Chiltern Court

Approx. Gross Internal Area 1293 Sq Ft - 120.12 Sq M 



For Illustration Purposes Only - Not To Scale

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### The Manors Sales Team



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