



**CHILTERN COURT, BAKER STREET, NW1**  
£1,595,000

**Carter Jonas**

# CHILTERN COURT, BAKER STREET, NW1

Benefiting from high ceilings throughout, the apartment comprises of a bright, good sized reception room, two double bedrooms each with en-suite bathroom, a further bedroom, a shower room and a guest WC.

Offered in excellent condition and well located close to Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan lines) and Marylebone Rail Station, with the open spaces of Regents Park and the exclusive shopping of Marylebone High Street and Oxford Street close by.

Chiltern Court benefits from two passenger lifts and excellent security with CCTV and 24-hour porter.

**A FANTASTIC SEVENTH FLOOR (WITH LIFT), THREE BEDROOM APARTMENT SET WITHIN THE PRESTIGIOUS CHILTERN COURT SITUATED ON THE CORNER OF BAKER STREET AND MARYLEBONE ROAD.**



## AMENITIES

- 3 Bedrooms
- 2 Bathrooms (2 en-suite)
- Guest WC
- Very good Decoration
- Upper Floor with Lift
- 24 Hour Porter
- Well located for transport links

**TENURE** Leasehold

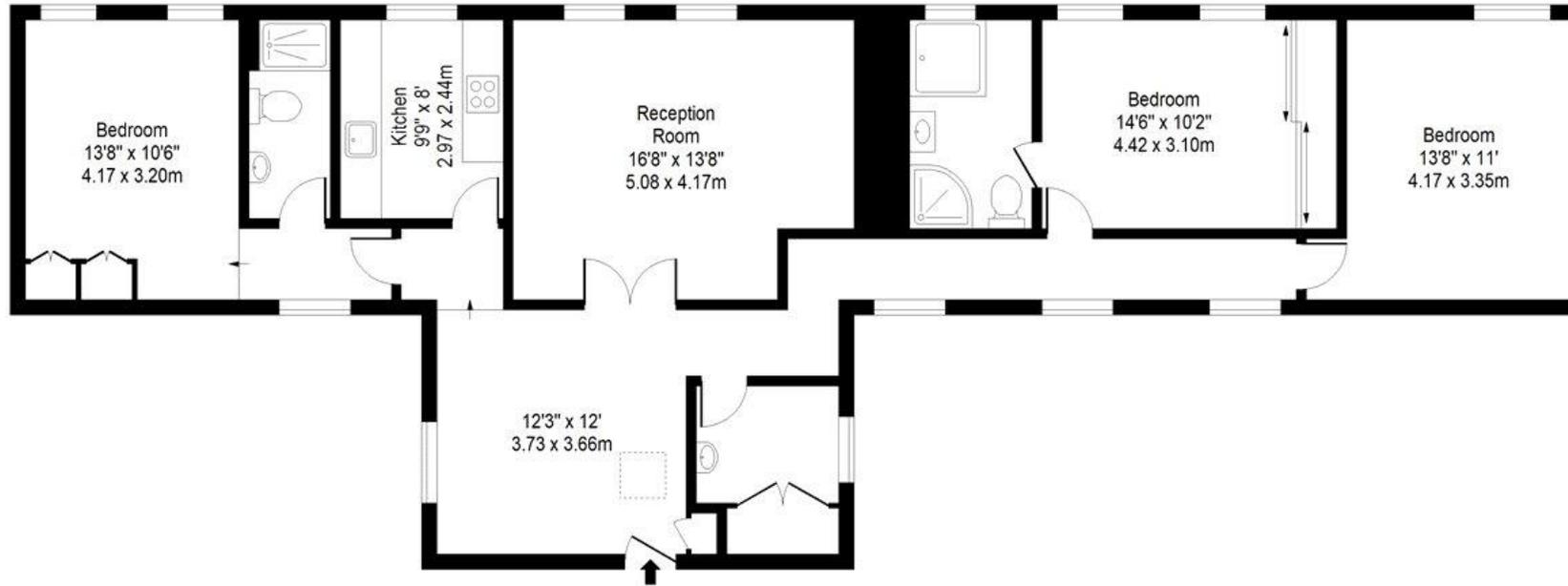
**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** E





# CHILTERN COURT



## Seventh Floor

Approx. Gross Internal Area 1292 Sq Ft - 120.03 Sq M  
 For Illustrative Purposes Only - Not To Scale  
[www.lpaplus.com](http://www.lpaplus.com)

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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### IMPORTANT INFORMATION

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