



Victorstone
PROPERTY CONSULTANTS

Baker Street, Marylebone

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Moments from Regents Park in the heart of Marylebone is this modern FOUR/FIVE BEDROOM, TWO BATHROOM apartment on the THIRD floor of an imposing, Portered Mansion Block (Built CIRCA 1916).

This naturally bright apartment offers flexible living accommodation of just under 1700 SQ.FT, still retaining lots of character but also benefitting from a great deal of modernisation throughout. Comprising of four well-proportioned bedrooms with additional room for either a fifth bedroom or a study, spacious family reception room with feature fireplace, eat-in-kitchen with integrated appliances and two family bathrooms with modern fittings. Further benefits include Parquet flooring, fitted wardrobes to majority of bedrooms, high ceilings and feature fire places.

Baker Street affords its residence with a prime Marylebone location, with the green open spaces and Boating Lake of Regents Park to the North and vast range of Boutiques, specialist shops, world renowned restaurants, cafés and popular bars moments away. In addition there are some of the capital's finest educational institutions moments away including Regent's University, the University of Westminster and the London Business School.

Transport could not be easier with Baker Street Underground Station (Hammersmith and City, Bakerloo, Metropolitan, Circle and Jubilee lines) on your doorstep, and Marylebone Train Station (Bakerloo line and National Rail) also within easy reach.

£2,250,000



Hall

Parquet flooring, built in storage cupboards, radiator and power points.

Reception Room

16'3 x 13'3 (4.95m x 4.04m)

Windows to rear aspect, decorative fireplace, parquet flooring and ample power points.

Kitchen

12'1 x 10'11 (3.68m x 3.33m)

Selection of wall and base units, integrated oven, four ring gas hob with extractor hood, solid granite worktops, windows to rear aspect, tiled floor and splash back, dishwasher, plumbing for washing machine, ample power points and sink with mixer tap.

Bedroom 1

17'10 x 11'10 (5.44m x 3.61m)

Parquet flooring, fitted wardrobes, windows to rear aspect, radiator, feature fireplace and ample power points.

Bedroom 2

17'3 x 11'10 (5.26m x 3.61m)

Fitted wardrobes, parquet flooring, radiator, windows to rear aspect, decorative fireplace and ample power points.

Bedroom 3

12'3 x 11'9 (3.73m x 3.58m)

Windows to rear aspect, ample power points, radiator and parquet flooring.

Bedroom 4

11'6 x 10'11 (3.51m x 3.33m)

Parquet flooring, radiator, dual aspect windows and ample power points.

Study/Bedroom 5

8'9 x 7'5 (2.67m x 2.26m)

Fitted storage, window, radiator, parquet flooring, spot lights and ample power points.

Bathroom

Fully tiled, panelled bath with wall mounted shower, wash basin with mixer tap, towel rail and low level W.C.

W.C.

Parquet flooring, window and W.C.

Bathroom

Fully tiled, panelled bath with mixer tap and shower attachment, window, wash basin with mixer tap and vanity unit.

W.C.

W.C.

- Portered Mansion Block
- Four/Five Bedrooms
- Spacious Reception Room
- Study
- Two Bathrooms
- Approximately 1670 SqFt



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