



## DORSET STREET, MARYLEBONE, W1U

### 2 BED APARTMENT

£4,000

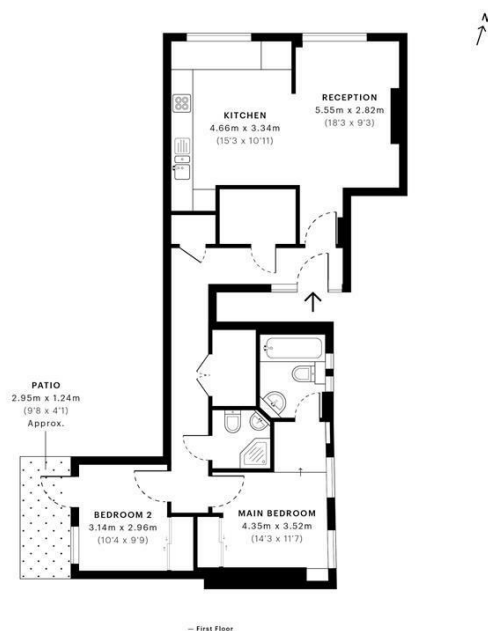
Hemmingfords are pleased to present this two double bedroom, two bathroom apartment just off of Baker Street. Property features include high ceilings, wood flooring, large windows offering plenty of natural daylight throughout the apartment. The property consists of a modern kitchen with a breakfast bar, two large double bedrooms and two bathrooms.

Located in the heart of London with quick access to Baker Street and Marylebone stations this property is also within a short walking distance from Oxford Street, Edgware Road, Marble Arch and Bond Street stations. Plenty of bars, shops and restaurants on offer.

**Hemmingfords**

Dorset Street, W1U  
CAPTURE DATE: 25/03/2022 LASER SCAN POINTS: 2,170,897

GROSS INTERNAL AREA  
71.28 sqm / 767.25 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
71.28 sqm / 767.25 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered deck heights  
67.33 sqm / 724.73 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.18 sqm / 1.94 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPES RESIDENTIAL: 70.58 sqm / 759.72 sqft  
SPES AC RESIDENTIAL: 68.12 sqm / 733.28 sqft

SPES ref: 6230c6bbaa25440dc3bd43f



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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