

JK CapInvest



Guide Price £1,600,000

Upper Berkeley St. London, W1H

KEY FEATURES

- **Tenure:** Leasehold (expires 27 Sept 2149)
- **EPC:** C
- **Local Authority:** Westminster
- **Council Tax Band:** G

JK Prime Residential

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ABOUT

WELL-PROPORTIONED

LIFT

CONCIERGE

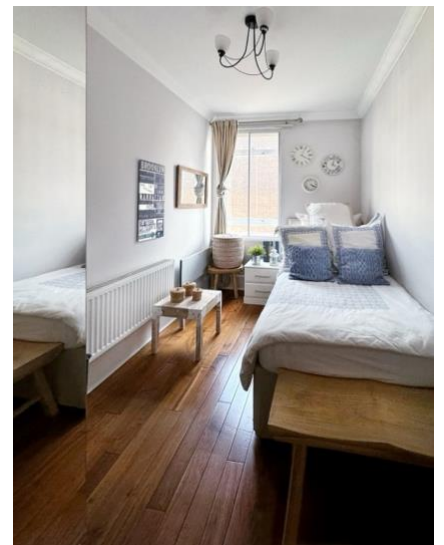
TWO LARGE BEDROOMS
(ONE ENSUITE)

STUDY ROOM/THIRD
BEDROOM

Secondary Glazing

5 MINS WALK TO MARBLE
ARCH AND HYDE PARK

BETWEEN MARYLEBONE
AND PADDINGTON



THE PROPERTY

Well-proportioned and bright three-bedroom apartment situated on the third floor of this block on Berkeley St. just behind Marble Arch. The block has a concierge and a lift.

The flat is well proportioned, fully furnished and equipped. Three bedrooms (two large bedrooms, one ensuite bathroom and a third bedroom/ study room), a second bathroom, a large reception area (living room/ dining room), and a fully equipped kitchen complete this home.

Located between Marylebone and Paddington, this property is well situated for easy access to public transportation. The vibrant shops and restaurants of Marylebone High Street and Oxford Street add to the convenience of this location.

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Viewing: by appointment with JK CapInvest Ltd.

Important Notice: *Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.*



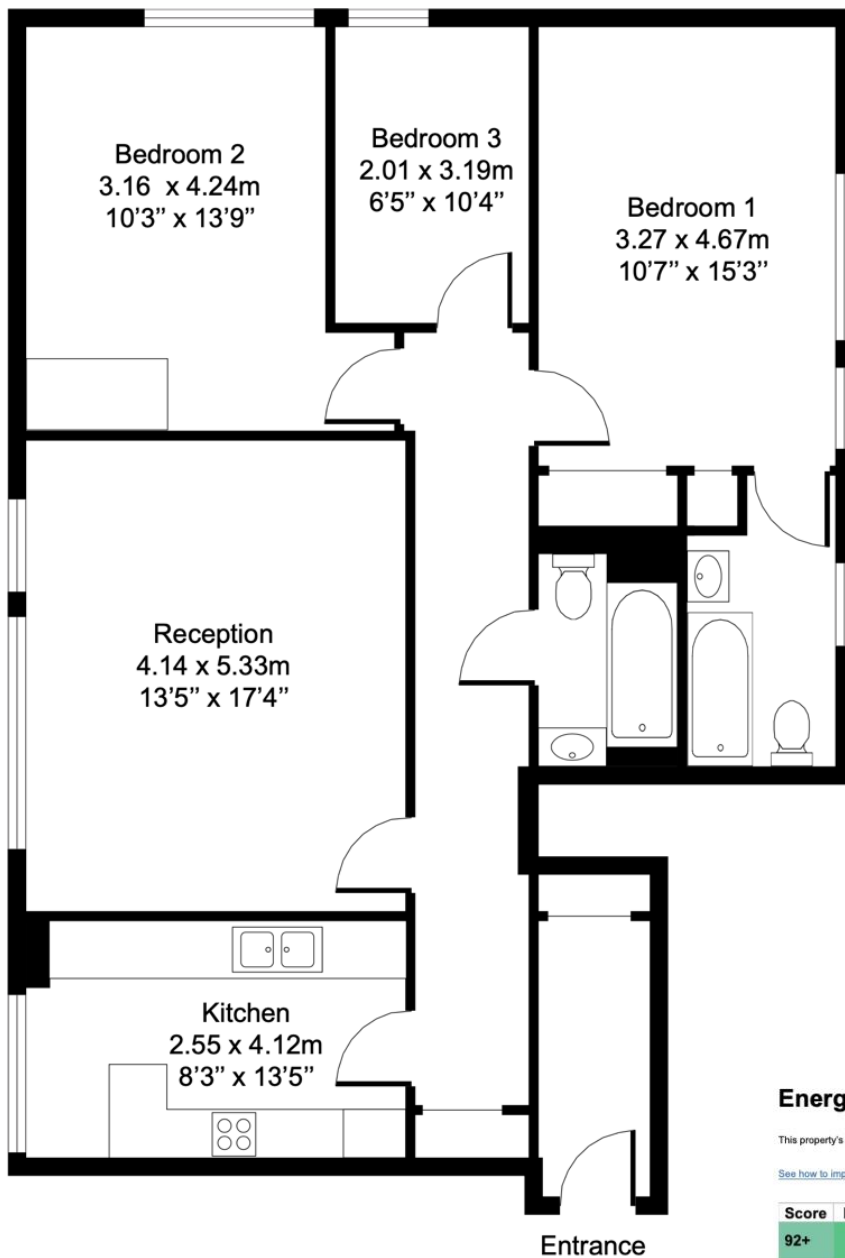
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Approx. Gross Floor Area =97 sq.meters 1053 sq.feet



THIRD FLOOR

For Illustrative Purposes - Not To Scale

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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