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KENSINGTON'S FINEST SALES & LETTINGS AGENCY



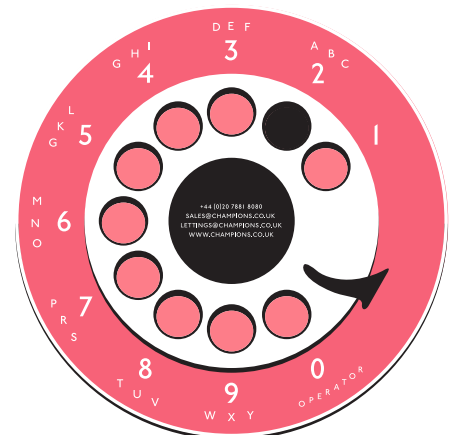
A London Premiere
NOW SHOWING



NOW SHOWING

MELCOMBE STREET
BAKER STREET, NW1
£425 PER WEEK

●
CONTACT US
020 7881 8080
lettings@champions.co.uk



Dial
C for
Champions

ON LOCATION IN

MELCOMBE STREET

PRESENTING

A ONE BEDROOM APARTMENT

SYNOPSIS

Amazing positioned second floor one bedroom apartment only seconds away from Baker Street underground and Marylebone amenities. The apartment has been updated to reflect today's standards and features include wood flooring throughout, modern fitted kitchen with fitted dishwasher and washing machine along with a double bedroom with built in wardrobes and a fully fitted bathroom with tiled flooring and mosaic tiled walls. Within walking distance of two main stations as well as the open spaces of Regents Park.

FULL CAST

ROAD NAME
MELCOMBE STREET

PROPERTY TYPE
CONVERSION

BEDROOMS

1

BATHROOMS

1

NEAREST TUBE
BAKER STREET

ENERGY RATING
C

Go to our website to view the Energy Efficiency Rating and Environmental Impact Rating chart for this property.



TENANCY FEES

Tenants will be liable to pay the following fees to Champions unless otherwise agreed in writing:

TENANCY CONTRACT FEE
£250 + VAT

REFERENCING FEE
£35 + VAT OR £35 + VAT
INDIVIDUAL COMPANY

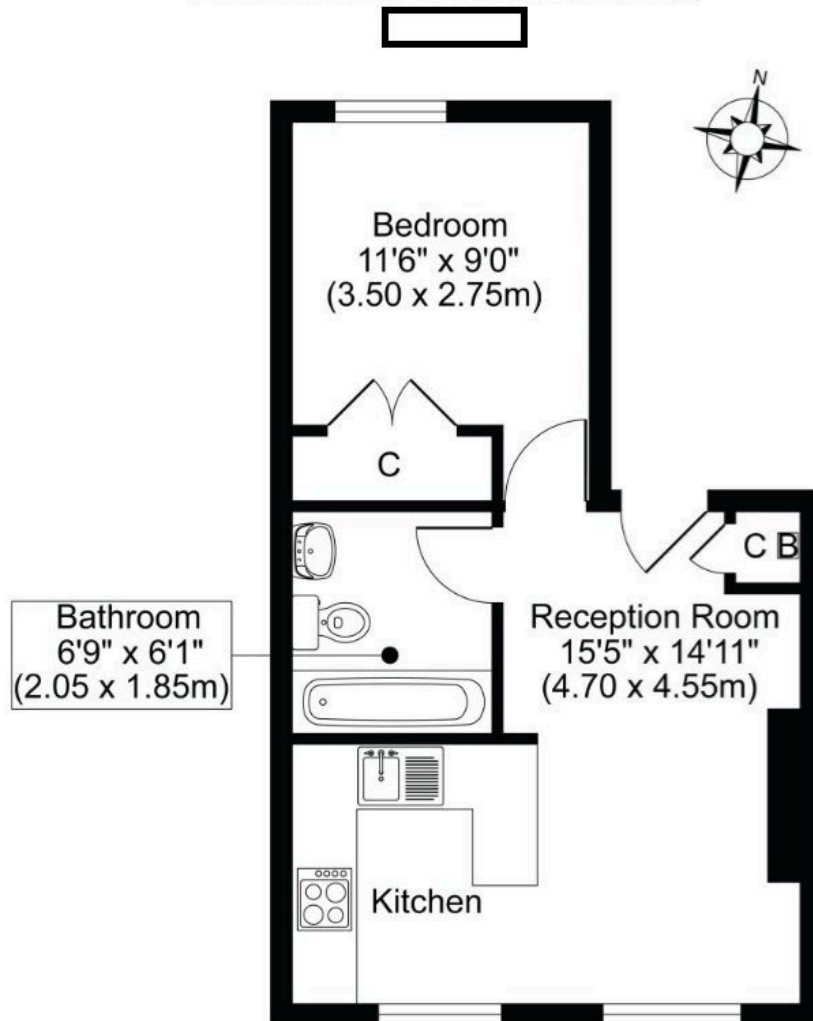
**RENEWAL
ADMINISTRATION FEE**
£150 + VAT

This is only chargeable if you renew or extend your tenancy beyond the end of the initial term. As well as the above, tenants are expected to provide a deposit of six weeks' rent prior to the start of their tenancy and pay for the cost of cleaning and inventory check-out at the end of their tenancy.



MELCOMBE STREET, NW1

TOTAL APPROX FLOOR PLAN AREA 337 SQ.FT (31 SQ.M)



CHAMPIONS, FOR THEMSELVES AND THE VENDORS OR LESSORS OF THIS PROPERTY, WHOSE AGENTS THEY ARE GIVE NOTICE THAT:

i) These particulars set out a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or contract.

ii) Measurements are given to the following accuracy: rooms are measured to the nearest 90mm and the maximum appropriate measurements are normally given. Rooms of irregular size will be identified in the description or floor plans.

iii) Any mechanical or electrical device has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed.

iv) Some of the photographs taken for this brochure have been taken with a camera using a wide angle lens and are believed to be a fair representation of the property at the time of going to the market. Neither the vendor, Champions nor any person in the employment of Champions has any authority to make or give any representation or warranty whatsoever in relation to this property.