

# Berkeley Court, Marylebone NW1

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An elegant lateral apartment on the third floor of a purpose-built mansion block in Marylebone. The property has the potential to create a beautiful home. It comprises five bedrooms, a family bathroom, a shower room, two guest WCs, two reception rooms, one with access to the balcony and an eat it kitchen. The property benefits from 24 hour concierge service and access to the one acre communal roof garden. The service charge includes hot water and ambient central heating. There is a possibility to use a designated underground parking space at an additional annual fee. Berkeley Court is ideally located for Marylebone Village and the greenery of Regent's Park. Excellent transport links from Baker Street and Marylebone stations.



**Guide price:** £2,500,000

**Tenure:** Leasehold: approximately 963years remaining

**Service charge:** Approximately £17,000 per annum, reviewed every year, next review due 2024

**Ground rent:** £100 per annum. We have been unable to confirm the review period.

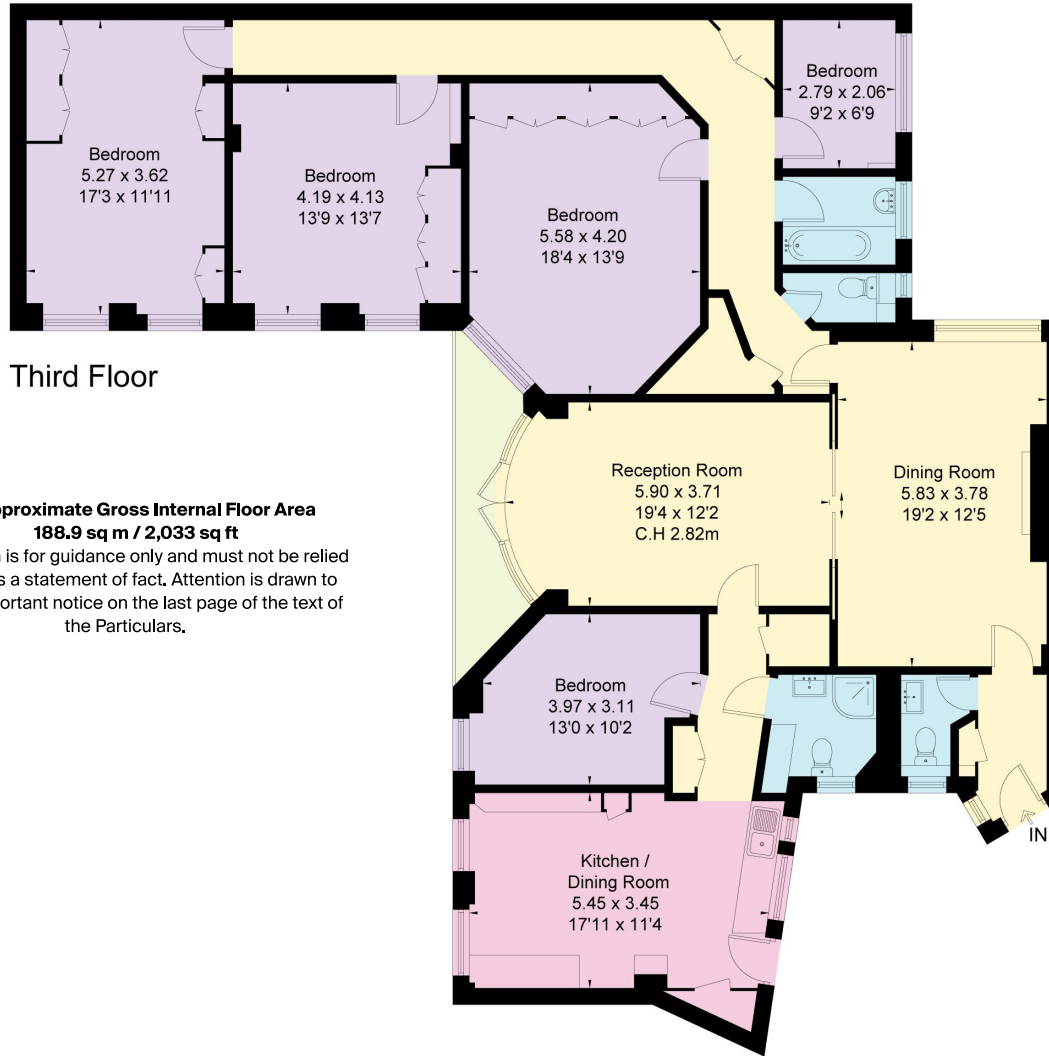
**Local authority:** City of Westminster

**Council tax band:** G





# Marylebone Road



Third Floor

**Approximate Gross Internal Floor Area**  
**188.9 sq m / 2,033 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2024, Photographs and videos dated January 2024.  
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