






## BAKER STREET

Marylebone NW1



## TWO BEDROOM APARTMENT IN THE HEART OF LONDON

Positioned in the heart of Marylebone, this elegant flat offers a blend of classic architectural charm and modern living.

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Local Authority: City of Westminster

Council Tax band: F

Tenure: Leasehold: Approximately 86 years remaining

Ground rent: £140 per annum, revised every 25 years, next review 2037

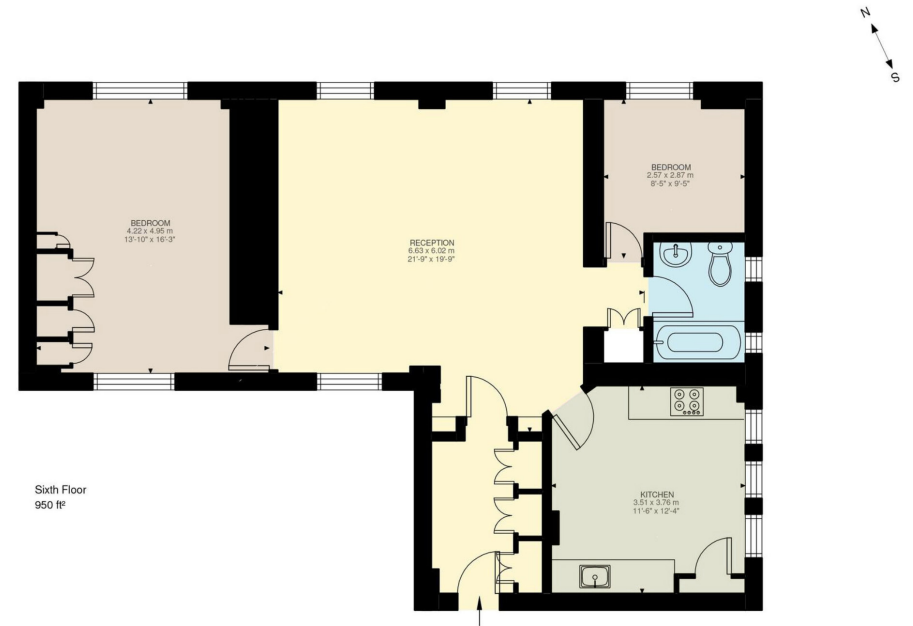
Service charge: £10,506.22 per annum, reviewed every year, next review due 2026

**Guide Price: £895,000**



The building's majestic facade showcases grand arched windows and intricate stonework. Inside, the flat comprises two bedrooms, one bathroom, and a spacious reception room. The property offers a light-filled living environment, highlighting the pristine white walls and warm, polished wooden floors. The kitchen, equipped with sleek cabinetry and polished countertops, is ideal for culinary activities. Additional amenities include 24 hour porter services and a lift for convenience. Chiltern Court boasts a prime location, known for its elegant architecture and vibrant atmosphere. Residents enjoy excellent transport links, with Baker Street Underground station offering access to five tube lines. Ideally placed for London's cultural landmarks, shopping, and dining, Chiltern Court is an excellent base for city living.





Approximate Gross Internal Area = 88.2 sq m / 950 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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