



# Chiltern Court

Marylebone, NW1

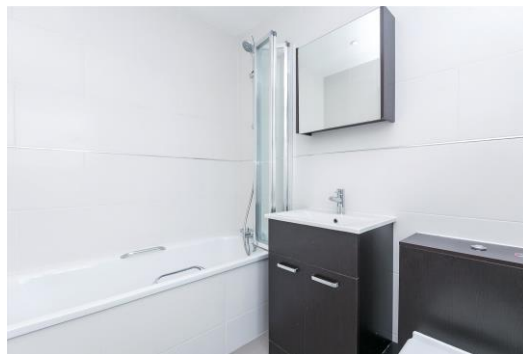
Asking Price £1,200,000

A fantastic 3 bedroom apartment on the 5<sup>th</sup> floor of this portered mansion block. This spacious apartment comprises of large entrance hall, modern separate kitchen, bright reception room with high ceilings, 3 double bedrooms, 2 with en suite bathrooms and a family bathroom.

Chiltern Court benefits from 2 entrances and passenger lifts and excellent security with CCTV and 24 hour portorage.

Close to Regent's Park and the numerous amenities of Marylebone High Street and Oxford Street as well as the London Business School and University of Westminster. Superbly located for transport connections, which include Baker Street Underground station (Bakerloo, Circle and Hammersmith, Jubilee & Metropolitan Lines), Marylebone Rail Station and a short walk to Bond Street Station (Jubilee Line & Central Line).

**CHESTERTONS**



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Marylebone, NW1

- 3 Bedroom, 3 Bathroom Apartment
- 90 Year Leasehold
- 1,268 sq. ft.
- Porter
- Lift
- Close to Public Transport



**Tenure:** Leasehold  
**Service Charge:** £11,920pa  
**Ground Rent:** £140pa  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E	53	73
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

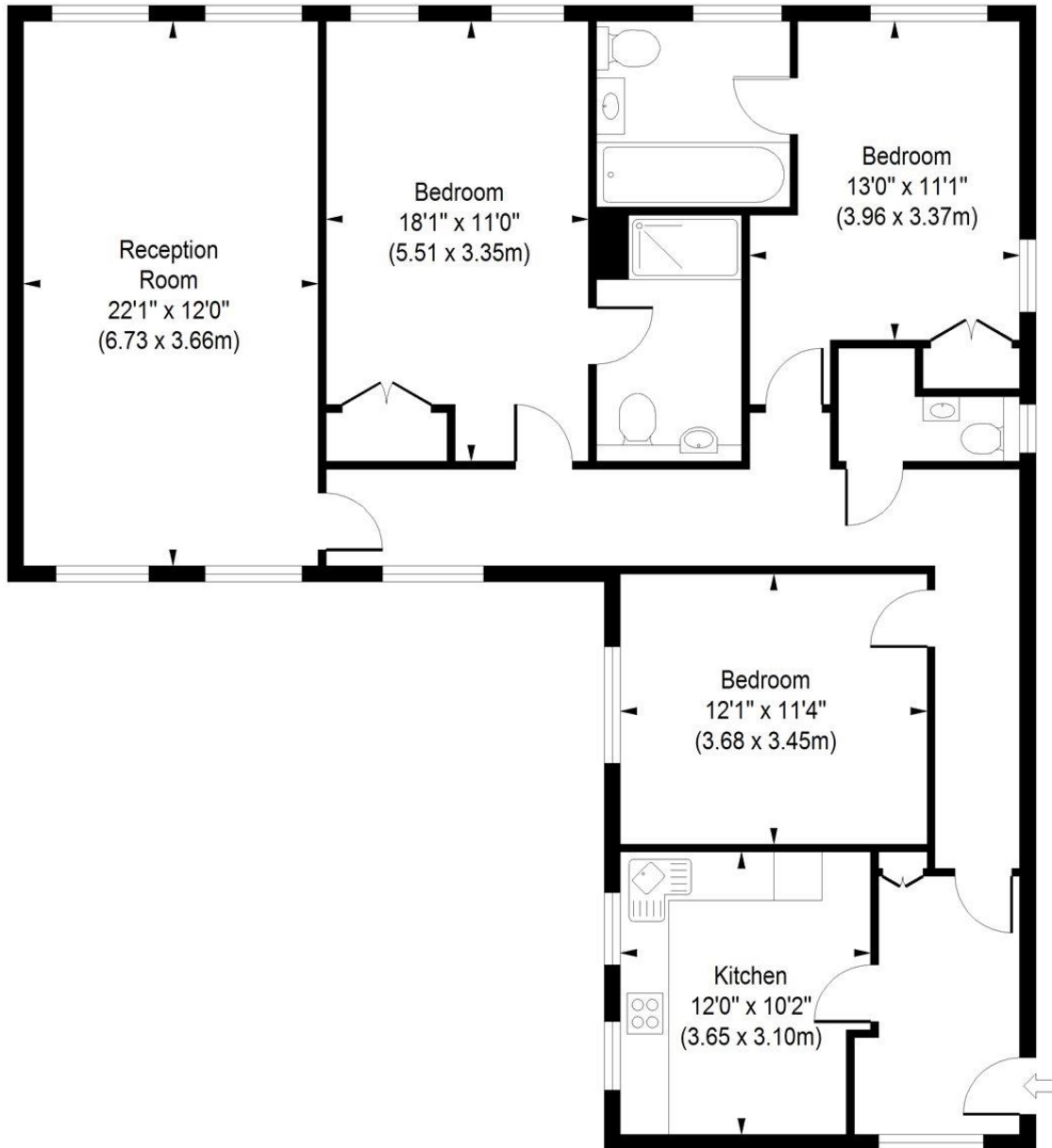
England, Scotland & Wales EU Directive 2002/91/EC

### *Chestertons St John's Wood Sales*

122 St John's Wood High Street  
London  
NW8 7SG  
sales.stjohnswood@chestertons.com  
020 3040 8611  
chestertons.com

# Chiltern Court

Approximate Gross Internal Area  
1268 sq ft / 117.79 sq m



## Fifth Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION