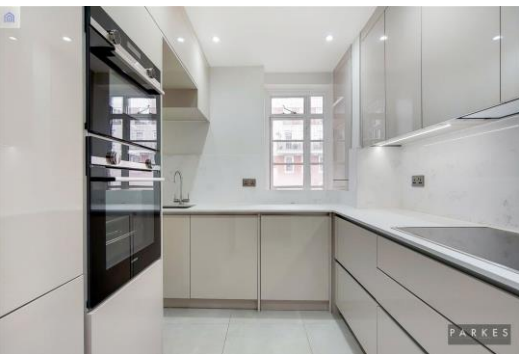




# Dorset House

Gloucester Place, NW1

A modern three bedroom apartment in a sought after portered block just moments from Baker Street and Marylebone Village.



# Dorset House

## Gloucester Place, NW1

- Sixth Floor Flat
- 3 Bedrooms, 2 Bathrooms
- Porter, Balconies, Porter
- Close to Baker Street Station

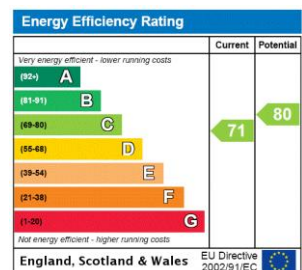


PARKES

A modern three bedroom apartment in a sought after portered block just moments from Baker Street and Marylebone Village.

The property comprises three bedrooms, two bathrooms, balconies, fitted kitchen, and large reception room.

**Minimum Term:** 6 months  
**Deposit Required:** £0.00  
**Local Authority:** City Of Westminster  
**Council Tax Band:** F  
**EPC Rating:** C  
**Furnished**



### Chestertons St John's Wood Lettings

122 St John's Wood High Street  
 St John's Wood  
 London  
 NW8 7SG  
 lettings.stjohnswood@chestertons.co.uk  
 02030408622  
 chestertons.co.uk

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
98.48 sqm / 1060.03 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, restricted head heights  
90.47 sqm / 973.81 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
13.96 sqm / 150.26 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 111.20 sqm / 1196.99 sqft  
IPMS 3C RESIDENTIAL 105.11 sqm / 1131.39 sqft

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