

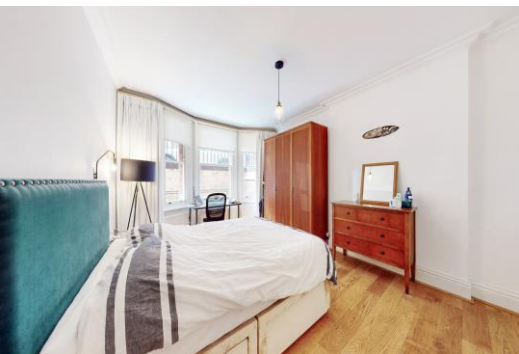


Clarence Gate Gardens

Glentworth Street, NW1

£4,250 per month
(£980.77 per week)

A unique, bright and spacious apartment situated in an Edwardian Mansion portered block located moments from Regent's Park and Baker Street Underground Station. Rent is inclusive of hot water, high speed internet and council tax.



Clarence Gate Gardens

Glentworth Street, NW1

- A Unique, Bright and Spacious Apartment
- 3 Bedroom, 1 Bathroom
- Porter
- Close to Regent's Park and Baker Street Station



This modern comprises 3 double bedrooms with fitted storage, or two double bedroom and study, 1 bathroom, open plan fully equipped kitchen with separate utility cupboard which leads onto the outside patio (not demised) with outside storage. Rent is inclusive of hot water, high speed internet and council tax.

The apartment is located moments from Regent's Park, Baker Street Underground Station (Bakerloo, Jubilee, Metropolitan, and Hammersmith and City Line) and Marylebone Train Station (National Rail and Bakerloo Line)

Minimum Term: 12 months
Deposit Required: £4,903.85
Local Authority: City of Westminster
Council Tax Band: F
EPC Rating: C
Furnished

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

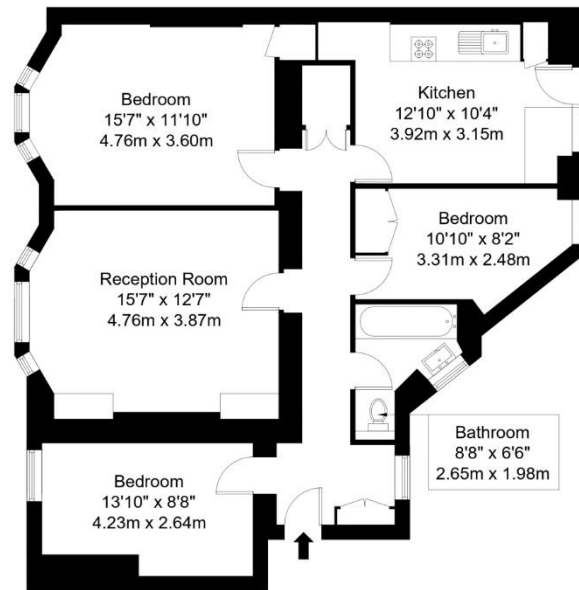
Chestertons St John's Wood Lettings

105 St. John's Wood Terrace
 London
 NW8 6PL
 stjohswood@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

Clarence Gate Gardens, NW1 6AN

Approx Gross Internal Area = 98.36 sq m / 1058 sq ft



Lower Ground Floor

Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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