



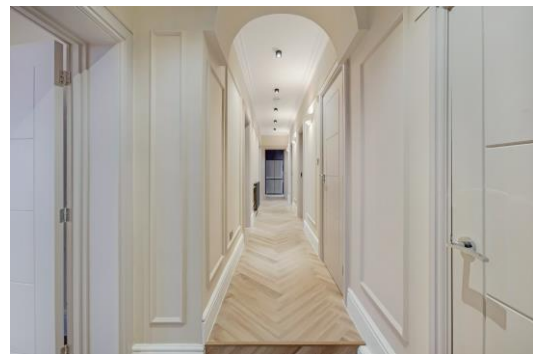
# Clarence Gate Gardens

Glentworth Street, NW1

£8,000 per month  
(£1,846.15 per week)

A contemporary four bedroom first floor apartment set in a red brick mansion block just moments from Baker Street Station and the amenities of Marylebone.

CHESTERTONS



# Clarence Gate Gardens

## Glentworth Street, NW1

- First Floor Flat
- 4 Bedrooms, 2 Bathrooms
- Modern, Furnished
- Close to Regents Park and Baker Street Station



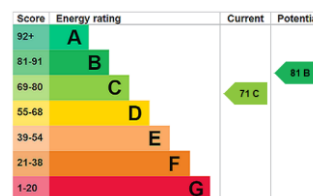


A contemporary four bedroom first floor apartment set in a red brick mansion block just moments from Baker Street Station and the amenities of Marylebone.

The property comprises four double bedrooms with plenty of storage, fitted kitchen, reception room and two bathrooms.

The property is exceptionally bright and well presented and further benefits from a porter.

**Minimum Term:** 12 months  
**Deposit Required:** £11,076.92  
**Local Authority:** City Of Westminster  
**Council Tax Band:** G  
**EPC Rating:** C



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

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

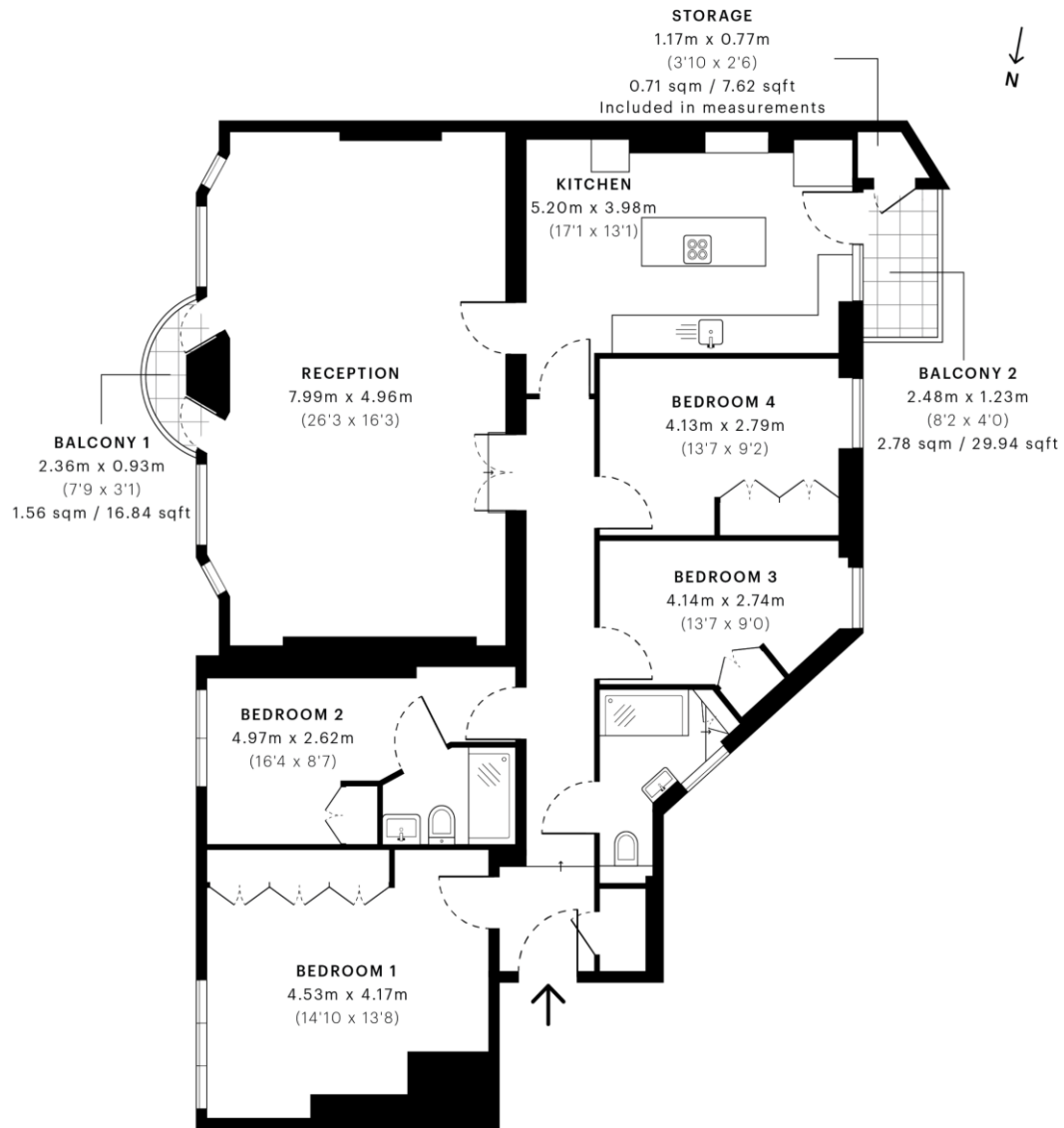


Clarence Gate Gardens, NW1

CAPTURE DATE 27/03/2023 LASER SCAN POINTS 136,974,519

GROSS INTERNAL AREA

140.46 sqm / 1511.90 sqft



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
140.46 sqm / 1511.90 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes stairwells, restricted head height  
136.11 sqm / 1465.08 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
4.35 sqm / 46.82 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. Plans 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.

IPM4: 3B RESIDENTIAL 136.75 sqm / 1471.06 sqft  
IPM4: 3C RESIDENTIAL 127.00 sqm / 1367.55 sqft

SPEC ID 56401d10439962c0de7d20c11

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