



**Baker Street, Marylebone, London, NW1**

Rent £695 PCM

1 Bed | 1 Bath | 1 Reception

*Please call us on 020 7724 2233 or email us [info@newingtonstates.com](mailto:info@newingtonstates.com) to book a viewing.*



Bright apartment in the heart of Marylebone. The property features a generous reception room with parquet wood flooring, a modern fitted kitchen with ample storage and worktop space, a well-proportioned double bedroom, and a contemporary bathroom. High ceilings and neutral décor enhance the light and airy feel throughout.

Residents benefit from a prime location just moments from Regent's Park and Baker Street Station, with Marylebone High Street, cafés, restaurants, and local amenities all within easy reach.

EPC Rating: C

## Energy Efficiency Rating: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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