

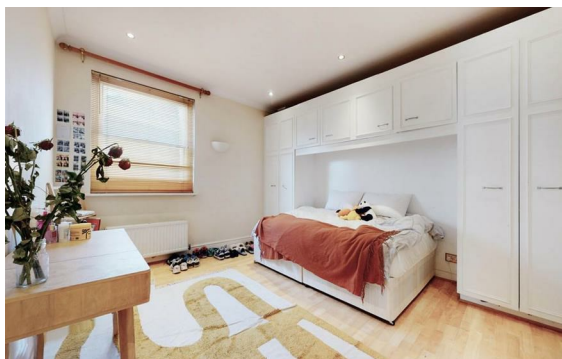


**Baker Street, Marylebone, London, NW1**

Rent £725 PCM

2 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.*



60 Upper Montagu Street

London

W1H 1SN

020 7724 2233

[info@newingtonestates.com](mailto:info@newingtonestates.com)

A spacious two-bedroom apartment offering well-balanced living accommodation in a sought-after central London location. Positioned on the fourth floor, the property features a large reception room with excellent natural light and views towards Regent's Park, a separate kitchen, and two well-proportioned double bedrooms. Wooden flooring runs throughout, while the principal bedroom benefits from extensive built-in storage. A bathroom and separate guest WC add further practicality.

Ideally located opposite Madame Tussauds and just moments from Baker Street Station, with easy access to Marylebone and surrounding amenities.

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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