



BAKER STREET LONDON, W1U

£1,350,000
LEASEHOLD

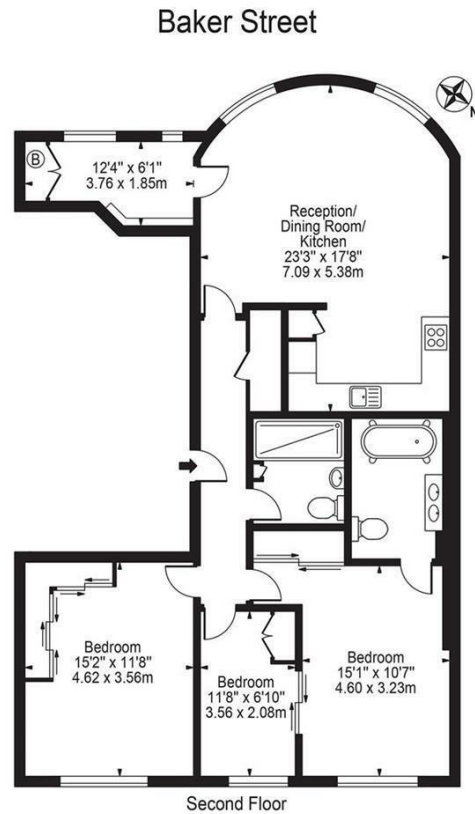
A well-presented second-floor flat set within a classic period building on Baker Street. The property offers a bright reception room, a separate fitted kitchen, a good-sized double bedroom, and a modern bathroom. Large windows provide plenty of natural light throughout.

Ideally located, the flat benefits from excellent transport links and easy access to a wide range of shops, restaurants, and local amenities. Regent's Park is also within walking distance.

An ideal purchase for first-time buyers, investors, or as a central London pied-à-terre.

The property is currently occupied, with the tenancy in place until March 2027.

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Approx. Gross Internal Area 1094 Sq Ft - 101.64 Sq M



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

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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