



## DORSET STREET, MARYLEBONE, W1U

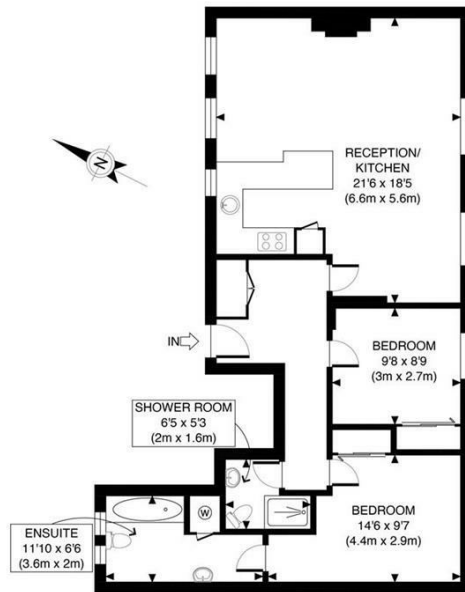
### 2 BED APARTMENT

**£4,250 PER MONTH**

Hemmingfords are pleased to offer an exceptional 2 bedroom, 2 bathroom apartment just off of Baker Street. Property features include high ceilings, wood flooring, large windows offering plenty of natural daylight throughout the apartment. The property consists of a modern kitchen with a breakfast bar, 2 large double bedrooms and 2 bathrooms.

Located in the heart of London with quick access to Baker Street and Marylebone stations this property is also within a short walking distance from Oxford Street, Edgware Road, Marble Arch and Bond Street stations. Plenty of bars, shops and restaurants on offer.

**Hemmingfords**



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 799 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 799 SQ FT / 74 SQM	Dorset St
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 29/04/23
	photoplan



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

Hemmingfords Lettings  
34 Upper Street  
London  
N1 0PN

020 3890 7470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

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