


# BAKER STREET

London, W1U



# ELEGANT PERIOD CONVERSION

Located in Marylebone, this elegant property offers a refined urban lifestyle amid rich heritage and grand period architecture

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold, approximately 94 years remaining

Ground rent: £175 per annum, reviewed every 25 years, next review due in 2046

Service charge: £5,687 per annum, reviewed every year, next review due in 2027

**Guide price: £2,500,000**





# HIGH CEILINGS THROUGHOUT

The flat features two bedrooms and extends to approximately 1,340 sq ft, combining timeless period architecture with exceptional contemporary design. Expansive arched windows flood the principal living spaces with natural light, highlighting the elegant parquet flooring, impressive ceiling heights and intricate original mouldings. Finished to an exacting standard throughout, the apartment benefits from premium fixtures, fittings and high-specification appliances, carefully selected to deliver both style and functionality. The bespoke kitchen features sleek dark cabinetry and quality integrated appliances, while the spacious bathroom suite offers a luxurious, minimalist aesthetic with sophisticated ambient lighting. Outside, a private tiled patio provides a peaceful urban retreat, making this a rare opportunity to acquire a beautifully appointed home that seamlessly blends period grandeur with modern luxury.







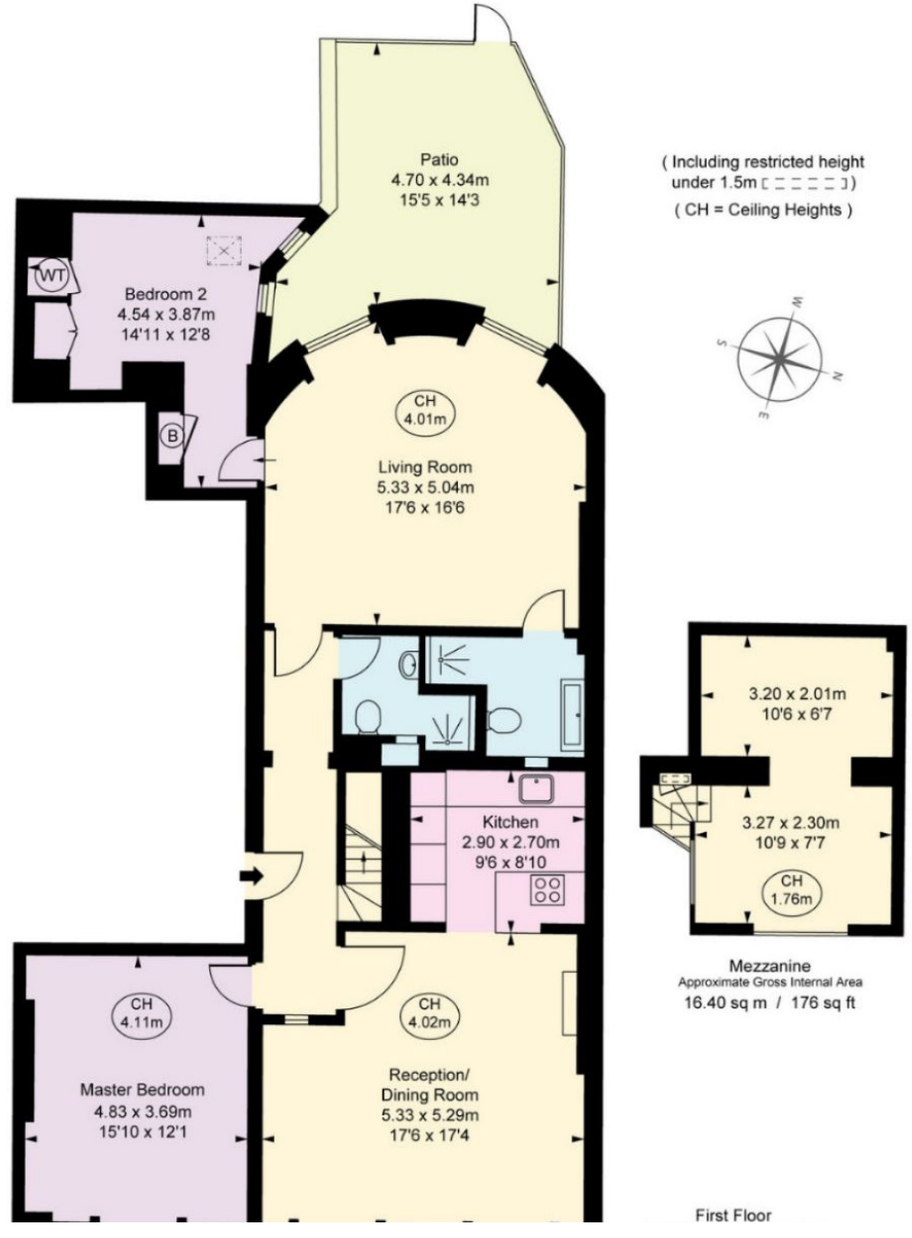




# PERFECTLY LOCATED FOR A VIBRANT CITY LIFE

Baker Street is located in a prime area of London, known for its historical significance and vibrant city life. Situated in the heart of the capital, this area offers excellent access to London's cultural and shopping destinations. Baker Street Underground station provides convenient travel across the city, connecting to various lines. Experience the dynamic cityscape with museums, galleries, and dining opportunities. All distances are approximate.


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Approximate Gross Internal Area = 124.49 sq m / 1,340 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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