



**Baker Street, Marylebone, W1U**

**Kinleigh Folkard & Hayward**









**Baker Street,  
Marylebone, W1U**  
**£1,100,000**  
**Leasehold**

A short walk away from Baker Street underground station and the greenery of Regents Park.

- One bedroom
- One bathroom
- Lift
- Porter
- EPC Rating B

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**A bright apartment for sale on the 2nd floor in a very popular modern building on Baker Street. Benefitting from an open plan reception room and kitchen.**

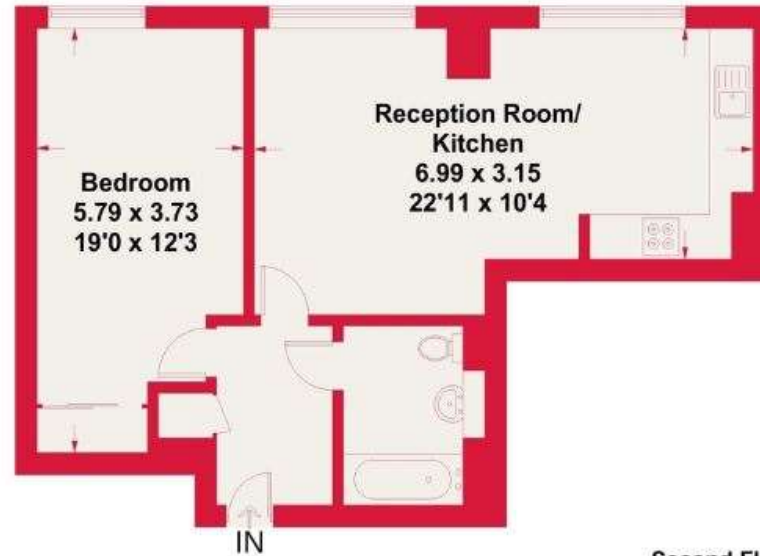
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For more information or to arrange a viewing please contact:

**Marylebone**  
136 Baker Street  
Marylebone, W1U 6FL  
020 7486 5551  
marylebone.sales@kfh.co.uk

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**Second Floor**

**Baker Street**

**Approximate Gross Internal Area = 548 sq ft / 50.9 sq m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

