

TO
LET



199 Bickenhall Mansions, Bickenhall Street, Marylebone, London W1U 6BX

£1,250 p/w

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PROPERTY DESCRIPTION

A stunning penthouse duplex apartment with solid oak flooring throughout. The flat has fantastic living space with a lovely balcony accessed via French doors, a formal dining area leading through to the kitchen. The galleried study on the top floor is light and bright with superb views overlooking London's beautiful skyline. Situated just a few minutes' walk from the excellent transport links of Baker Street, close to the famous restaurants and village shopping of Marylebone High Street and within easy reach of both Regents Park and Hyde Park. EPC rating – D, Council tax band G (Westminster), Security Deposit – £7,500, Gas, Electricity, Water and Sewerage – all mains connections. Gas Central Heating, Broadband: good service available, Mobile – good service available.

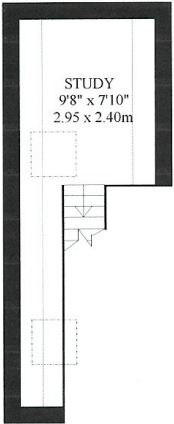
Living room with balcony, kitchen, galleried study, dining area, principle bedroom with en suite bathroom, 2nd double bedroom, 2nd bathroom, good storage, lift, 24 hour porter, available furnished by separate negotiation

ACCOMMODATION

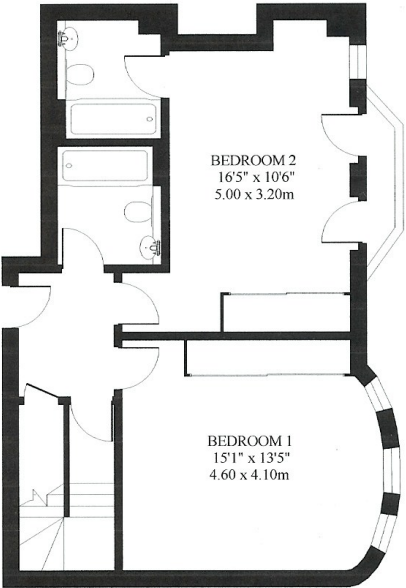
- Living Room with Balcony
- Kitchen
- Galleried Study
- Dining Area
- Principal Bedroom with En Suite Bathroom
- 2nd Double Bedroom
- 2nd Bathroom
- Good Storage
- Lift
- 24 Hour Porter
- Available Furnished by Separate Negotiation



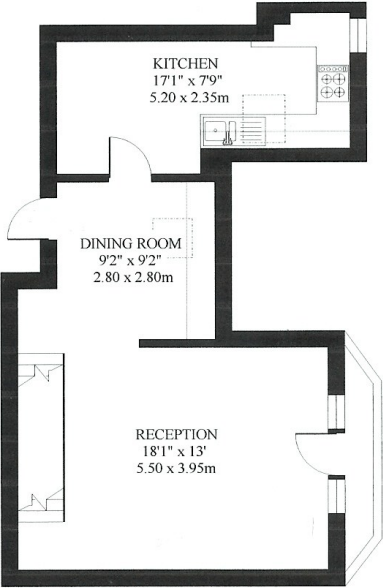
199 BICKENHALL MANSION. W1
Approximate Internal Floor Area
1,163 SQ.FT. / 108.0 SQ.M.



SEVENTH FLOOR



FIFTH FLOOR



SIXTH FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(82+)	A	
(61-81)	B	
(55-60)	C	
(51-54)	D	61
(49-50)	E	
(45-48)	F	
(39-44)	G	69
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		