



## Chiltern Street, London. W1U

A charming and bright, first floor apartment situated on the ever popular Chiltern Street.



£638,000 Leasehold

## PROPERTY DESCRIPTION

---

A charming and bright, first floor apartment, situated on ever popular Chiltern Street close to all the local shops and amenities of Marylebone High Street and within easy reach of Regents Park and excellent transport links at Baker Street . The property is offered chain free and has been a rental investment property for the Seller for many years. Leasehold: 125 years from 1st March 1987. Ground rent: £150 per annum. Service Charge: approx. £2,132.per annum. EPC - D. Council tax (Westminster) - Band F.



# ROOM DESCRIPTIONS

---



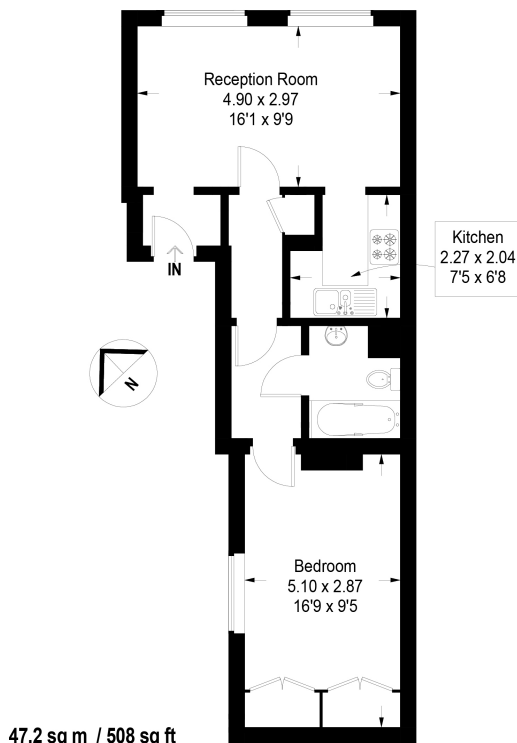


# FLOORPLAN & EPC



## Chiltern Street, London, W1U

Approximate Gross Internal Area  
47.2 sq m / 508 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purposes.  
© Property Visual Ltd - info@propertyvisual.com - www.propertyvisual.com - 01580 241 428

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

McGlashans Property Services  
107, Crawford Street, London, W1H 2JE  
0207 4866711  
dee@mcglashans.co.uk