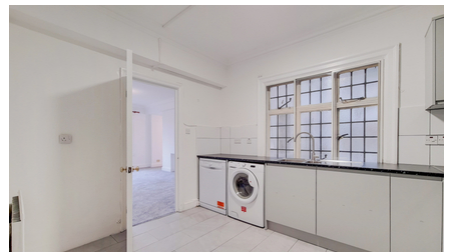




KUBIE GOLD  
ASSOCIATES

## BAKER STREET NW1



- THREE BEDROOMS
- TWO BATHROOMS
- PORTERED BLOCK
- THIRD FLOOR (LIFT)
- COMMUNAL HEATING & HOT WATER
- CLOSE TO REGENTS PARK

**£1,350,000 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

Email: [info@kubie-gold.co.uk](mailto:info@kubie-gold.co.uk) Website: [www.kubie-gold.co.uk](http://www.kubie-gold.co.uk)

Kubie Gold Associates is the trading name of Kubie Gold Associates Ltd  
Company Registration No. 7271501 registered in England and Wales



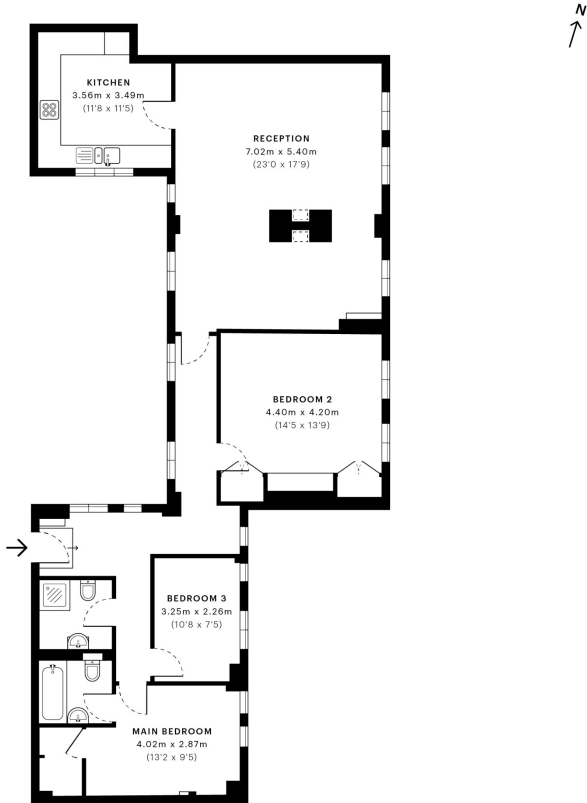
NW1

Spacious third-floor apartment in Chiltern Court, a grand, 24-hour portered mansion block above Baker Street station and opposite Regent’s Park. This well-appointed home offers three double bedrooms, two full bathrooms (including an en suite), a large reception with dining area, and a separate fully fitted kitchen. Benefits include communal heating and hot water, a lift, and close proximity to Baker Street tube and local green spaces. Spacious third-floor apartment in Chiltern Court, a grand, 24-hour portered mansion block above Baker Street station and opposite Regent’s Park. This well-appointed home offers three double bedrooms, two full bathrooms (including an en suite), a large reception with dining area, and a separate fully fitted kitchen. Benefits include communal heating and hot water, a lift, and close proximity to Baker Street tube and local green spaces.



Chiltern Court, NW1  
CAPTURE DATE 26/01/2022 LASER SCAN POINTS 2,842,281

GROSS INTERNAL AREA  
112.05 sqm / 1206.10 sqft



— Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
112.05 sqm / 1206.10 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
106.15 sqm / 1142.59 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.28 sqm / 3.01 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 112.05 sqm / 1206.10 sqft  
IPMS 3C RESIDENTIAL 106.39 sqm / 1145.17 sqft

spec id 61efe9d99f1aa80d97d00023

TERMS

Tenure:

125 years from 24 June 1987

Service Charge:

Approx. £14750 per annum

Ground Rent:

£140 per annum

Local Authority:

Westminster

Tax Band:

Band G

