



KUBIE GOLD
ASSOCIATES

BAKER STREET NW1



- TWO DOUBLE BEDROOMS
- RECEPTION
- KITCHEN
- BATHROOM
- SEPERATE WC

- HIGH CEILINGS
- 24 HOUR PORTER
- LIFTS
- CLOSE BAKER STREET STATION
- NEAR REGENTS PARK

£1,050,000 Leasehold
SALES, LETTINGS & PROPERTY MANAGEMENT

Tel:

020 7563 7272

36 Ivor, Regents Park, London, NW1 6EA

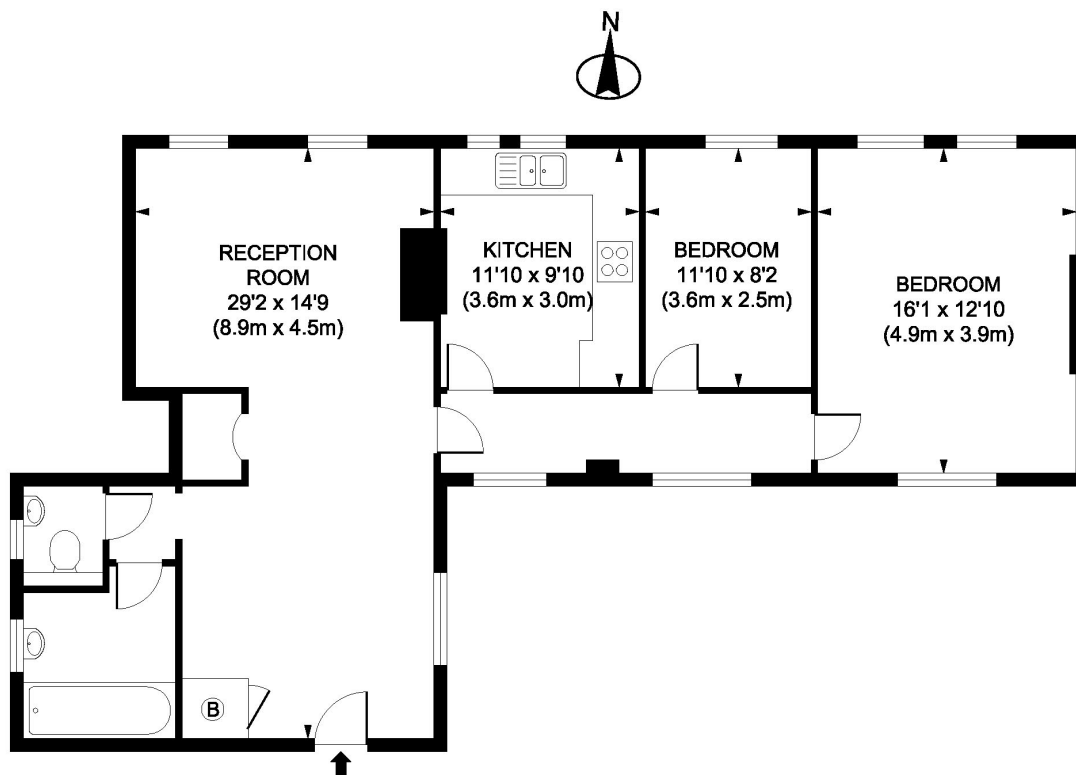
Email: info@kubie-gold.co.uk Website: www.kubie-gold.co.uk

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



Baker Street, NW1

An elegant two-bedroom, second-floor apartment set within a highly sought-after Art Deco style, portered mansion block. Chiltern Court, renowned for its 24-hour uniformed porter service, boasts a perfect blend of classic charm and modern refinement. This apartment retains many of its original features, including high ceilings, while benefiting from tasteful modernization throughout. The property offers a spacious, light-filled through reception room, a large eat-in kitchen, two generously sized bedrooms, a bathroom, and a separate W.C. Conveniently positioned near the iconic Regent's Park and moments from Baker Street's excellent transport links and shopping amenities, this chain-free apartment promises both comfort and convenience. An exceptional opportunity in a prime London location, just above Baker Street Station.



SECOND FLOOR

Baker Street, NW1

Gross Internal Area 1001 sq ft 93 sq meters

Property360. co.uk 2009 REF : HIP007187

TERMS

Tenure:

125 years from 24th June 1987 (87 years)

Service Charge:

Approx. £10,000 per annum including heating and hot water

Ground Rent:

Approx. £140 per annum

Local Authority:

Westminster

Tax Band:

Band F

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	
England, Scotland & Wales	
EU Directive 2002/91/EC	