



KUBIE GOLD  
ASSOCIATES

## CHILTERN STREET W1U



- SOUGHT AFTER BLOCK
- RAISED GROUND FLOOR
- ONE BEDROOM
- BRIGHT RECEPTION

- CLOSE TO BAKER STREET
- MODERN KITCHEN/DINER
- LONG LEASE
- EPC: C

**£1,050,000 Leasehold**

SALES, LETTINGS & PROPERTY MANAGEMENT

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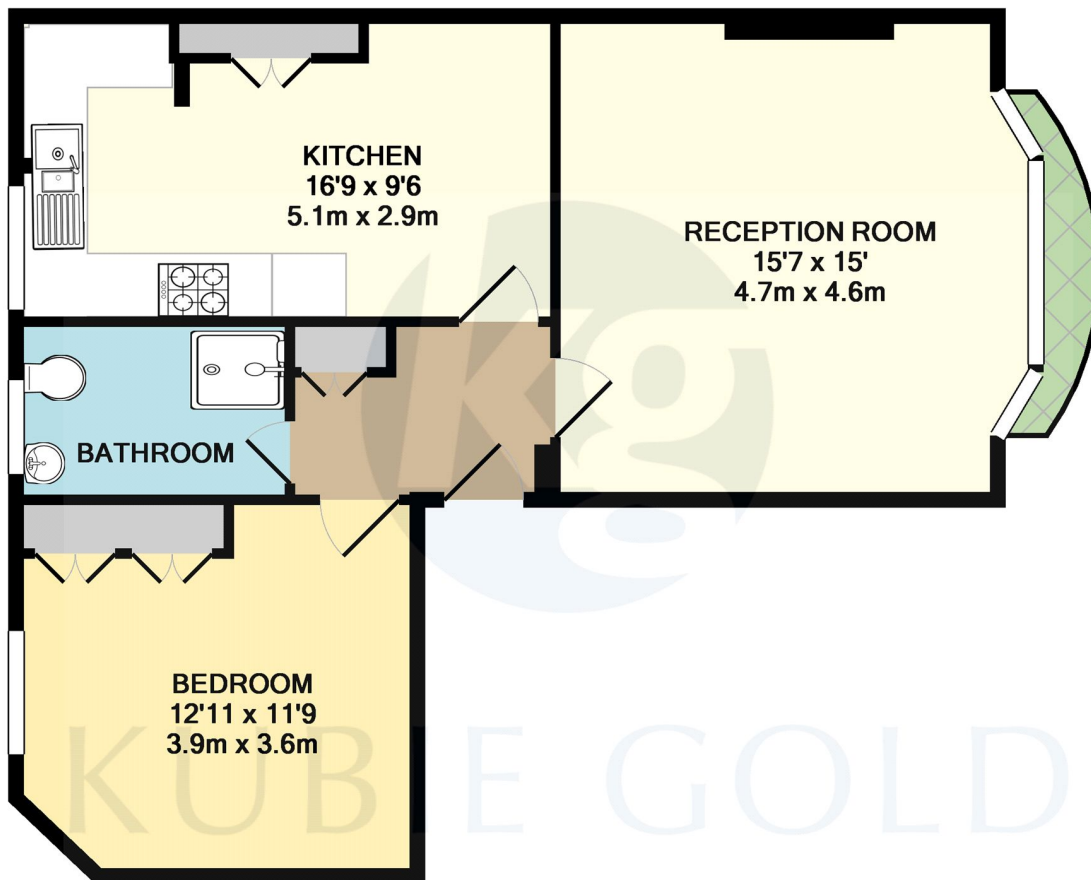
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Company Registration No. 7271501 registered in England and Wales



## Chiltern Street, W1U

Large one bedroom apartment located on the raised ground floor in well managed portered block. Boasting a spacious and bright reception room, modern fitted kitchen/breakfast room and large modern shower room. Beautifully presented throughout Portman Mansions is ideally situated on a quiet residential room in the heart of Marylebone close to Baker Street tube and Marylebone High Street.



FIRST FLOOR, PORTMAN MANSIONS, CHILTERN STREET, MARYLEBONE, LONDON W1U  
TOTAL APPROX. FLOOR AREA 653 SQ.FT. (60.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### TERMS

**Tenure:**

970 Years

**Service Charge:**

£6586.95 per annum

**Ground Rent:**

£1

**Local Authority:**

Westminster

**Tax Band:**

Band E

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	69 80
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	