



**KUBIE GOLD**  
ASSOCIATES

## **CHILTERN COURT BAKER STREET NW1**



- TWO BEDROOM APARTMENT
- BATHROOM
- DOUBLE RECEPTION
- EAT IN KITCHEN

- HIGH CEILINGS
- 24 HOUR PORTER
- LIFTS
- ABOVE BAKER STREET STATION

**£1,150,000 Leasehold**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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020 7563 7272

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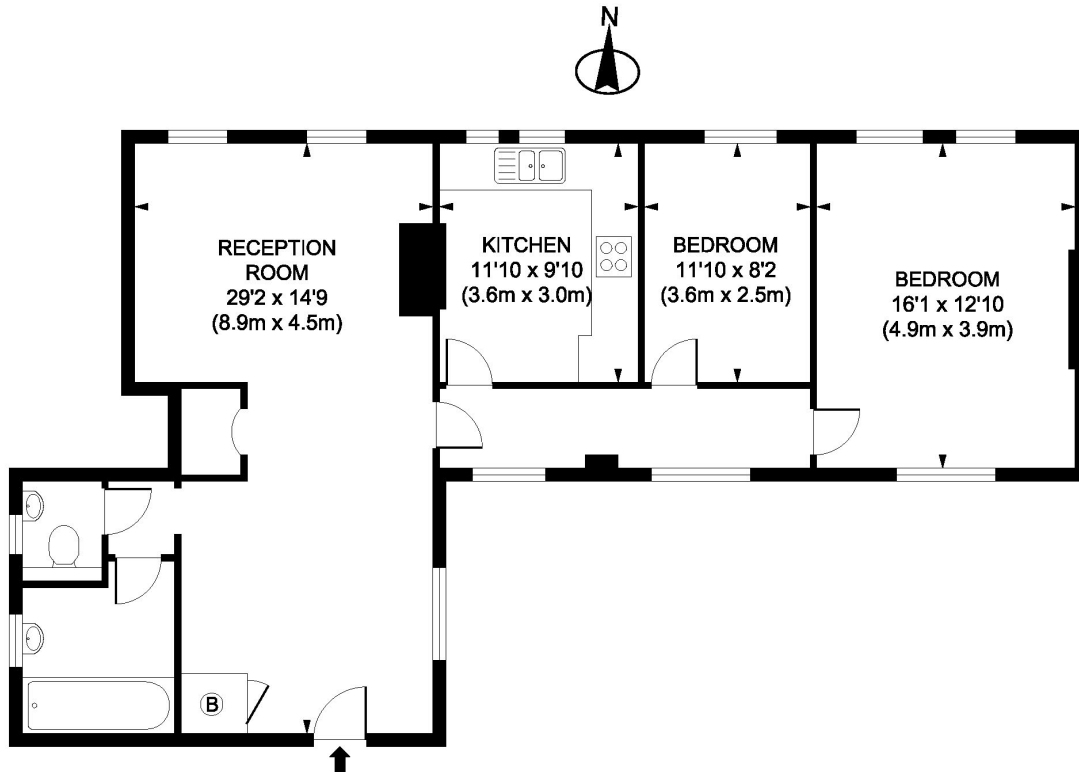
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Company Registration No. 7271501 registered in England and Wales



## Chiltern Court , NW1

An attractive two bedroom second floor apartment in this sought after Art Deco style traditional portered mansion block. The flat has many original features and has been modernised in a sympathetic style throughout; benefiting from high ceilings, large through reception, an eat-in kitchen, two bedrooms, bathroom and separate W.C. Conveniently situated by Regents Park and the transport and shopping amenities of Baker Street, with a selection of regular bus services in the area. This property is offered chain free.



### 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 24 June 1987 (88 years)

#### Service Charge:

Approximately £10,000 per annum

#### Ground Rent:

Approximately £140 per annum

#### Local Authority:

Westminster

#### Tax Band:

Band F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		80

England, Scotland & Wales

EU Directive 2002/91/EC