



**KUBIE GOLD**  
ASSOCIATES

## **BAKER STREET NW1**



- ONE BED FLAT
- SEVENTH FLOOR LIFT
- 24 HOUR PORTER
- NEAR TUBE & PARK
- WOOD FLOORS
- EN SUITE BATHROOM
- COMMUNAL HEATING & HOT WATER
- LIFT

## **Offers in Excess of £600,000 Leasehold**

**SALES, LETTINGS & PROPERTY MANAGEMENT**

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

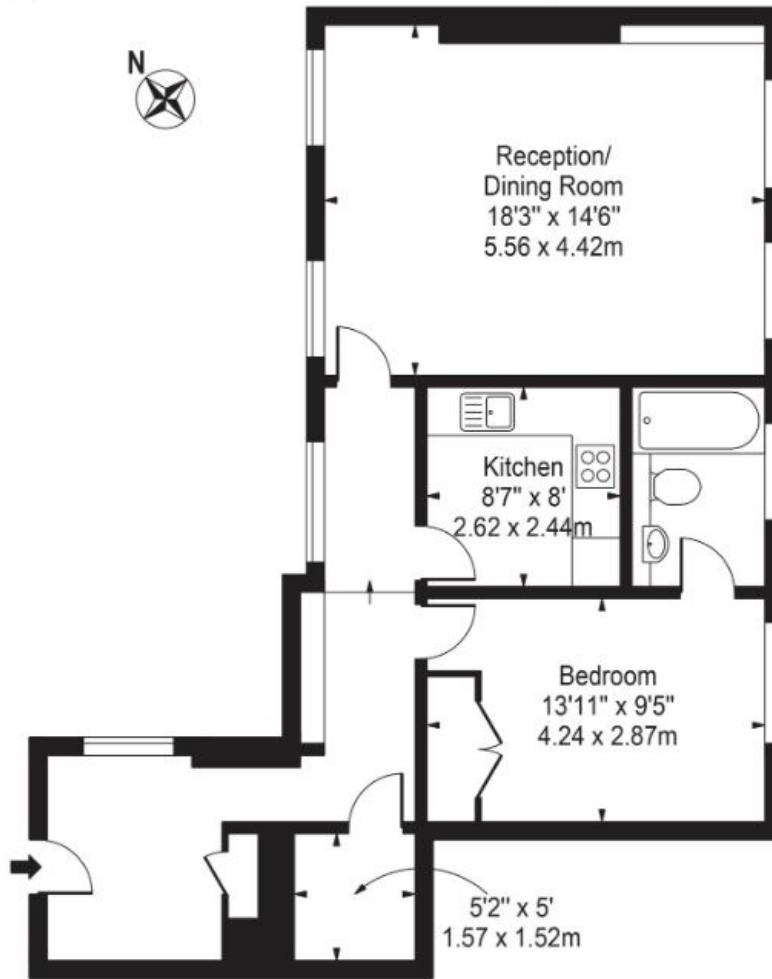


## Baker Street, NW1

A large and luxurious one bedroom apartment on the 7th floor, with views over Regents Park, of this well managed purpose built block. Large reception with wooden floors, fitted kitchen, double bedroom with fitted wardrobes, en suite full family bathroom, heating & hot water is included in the rent, 24 hour portorage, near to the open spaces of Regents Park and both Marylebone & Baker Street Stations. 88 year lease, Service Charge £7200 per annum including heating & hot water.

### Chiltern Court

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M



#### Seventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

### TERMS

#### Tenure:

125 Years And 1 Day From 24 June 1987 (88 years unexpired)

#### Service Charge:

Approx £7200 per annum including heating and hot water

#### Ground Rent:

TBA

#### Local Authority:

Westminster

#### Tax Band:

Band G

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	73
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	44
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC