



Baker Street London W1U

£895 Per Week - Available 27/09/2016

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

*A beautiful two bedroom apartment situated in the ever popular Marylebone area. 0.2 miles from Baker Street underground station the property provides modern living in an enviable location.*

Two bedrooms | Two bathrooms | Prime Marylebone location | Modern interior | Porter.

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### Description

A beautiful two bedroom apartment situated in the ever popular Marylebone area. 0.2 miles from Baker Street underground station the property provides modern living in an enviable location. Providing two double bedrooms, two bathrooms and an open plan living and kitchen area.

### Furnishing

Furnished



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### Hamptons Mayfair Lettings

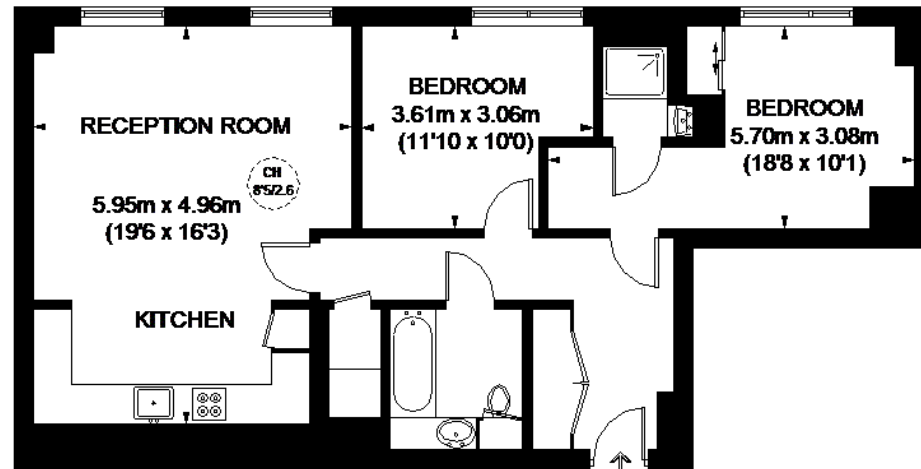
32 Curzon Street, Mayfair

London W1J 7WS

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## Floorplan



FIFTH FLOOR

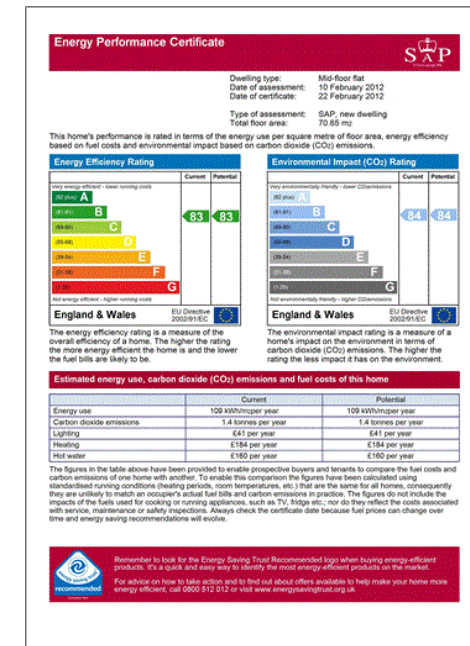
## BAKER STREET



APPROXIMATE GROSS INTERNAL AREA  
799 SQ. FT. (74.2 SQ. M.)

*This plan is for layout guidance only. Not drawn to scale.  
Measurements are approximate.  
Whilst every care is taken in the preparation of this plan,  
please check all dimensions, weights and measures before  
making any decisions related to the property. Please be  
aware that Hampton International is not responsible for  
any loss or damage to the property or its contents.*

## Energy Performance Certificate (EPC)



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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