



# Chiltern Court, Marylebone

London, NW1

900

**HAMPTONS**  
INTERNATIONAL

Beyond your expectations



# A magnificent two double bedroom, first floor apartment

Two bedrooms | en suite shower room | family bathroom | fabulous reception room | kitchen | entrance lobby/dining area | 24 hour porter

Asking Price £1,695,000 Leasehold

## Description

A magnificent two double bedroom, two bathroom apartment on the first floor of this prestigious mansion block on Baker Street. With two double bedrooms, fabulous reception room with a wonderful arched window providing impressive views directly along Melcombe Street towards Marylebone station. This beautifully presented apartment offers spacious living accommodation with lots of natural light flooding the main reception room.

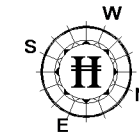
## Location

Formerly the headquarters of the Metropolitan Railway, Chiltern Court is an extremely well maintained apartment block benefitting from 24 hour portorage. This striking period building is located on the corner of Baker Street and the Marylebone Road. It is within walking distance of the cosmopolitan shops and restaurants of Marylebone village as well as the nearby green open spaces of Regent's Park. Baker Street (Hammersmith and City, Bakerloo, Metropolitan, Circle and Jubilee lines) underground station is located directly beneath the building and Marylebone train station is approximately 0.2 miles away. (Bakerloo Line and National Rail).

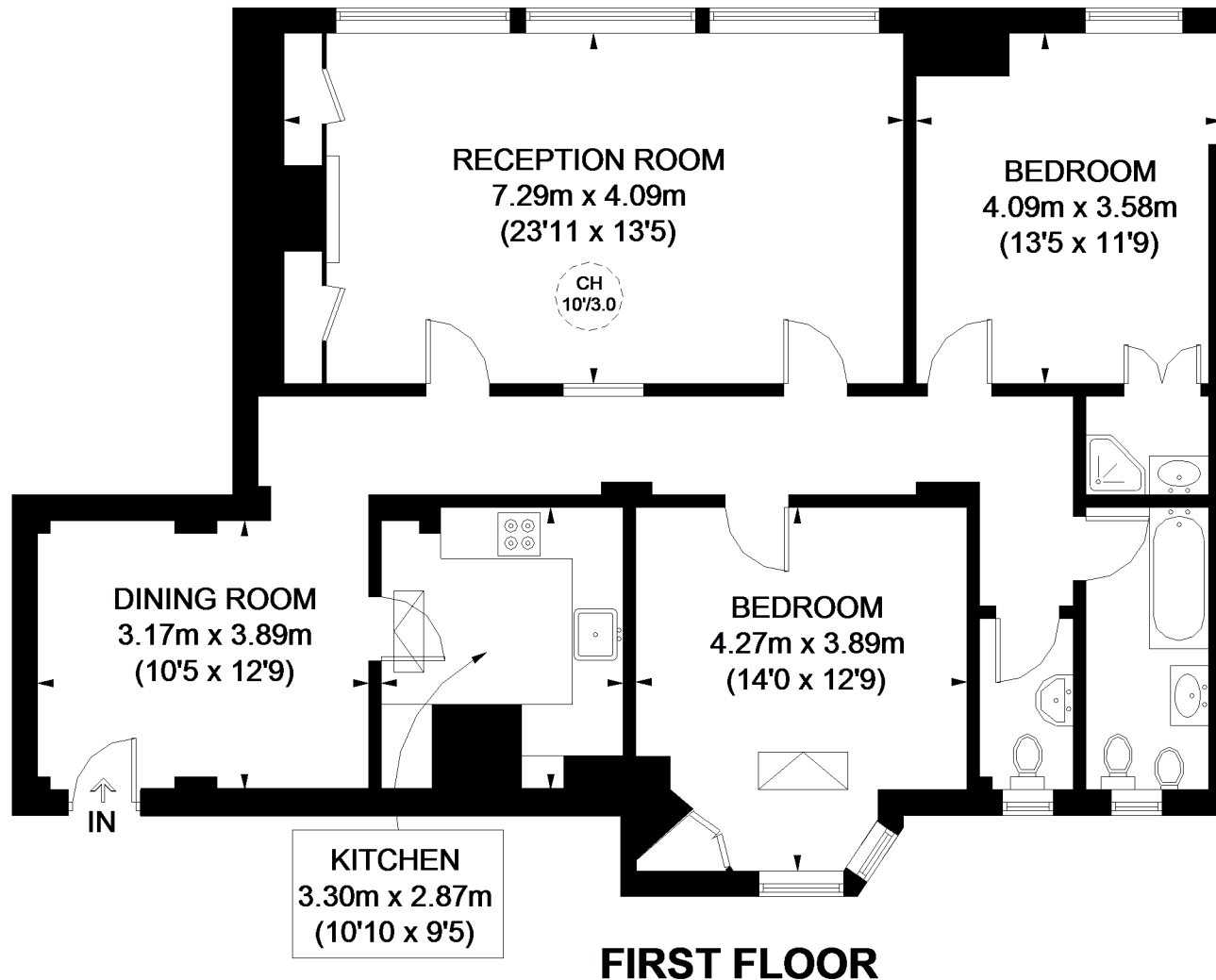


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU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

# CHILTERN COURT



APPROXIMATE GROSS INTERNAL AREA  
EXCLUDING STORAGE AREA  
1200 SQ. FT. (111.4 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID228113)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



