

## Parkview Residence, 219-225 Baker Street NW1 6XE

*Sale Price: £1,850pw*

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*A stunning three bedroom apartment with private terrace located in Parkview Residence.*

The property comprises of three double bedrooms, two luxury bathrooms (two en-suite) a reception and open plan kitchen. Further benefits include wood flooring, 24 hour porter and in-house gym. Parkview Residence is a development on Baker Street, close to Regents Park, Marylebone Village and Marylebone Road.

Three Double Bedrooms  
Open Plan Kitchen/Reception Room  
Two Bathrooms  
24-Hour Porter  
Residents Gym  
Lift  
Excellent Condition



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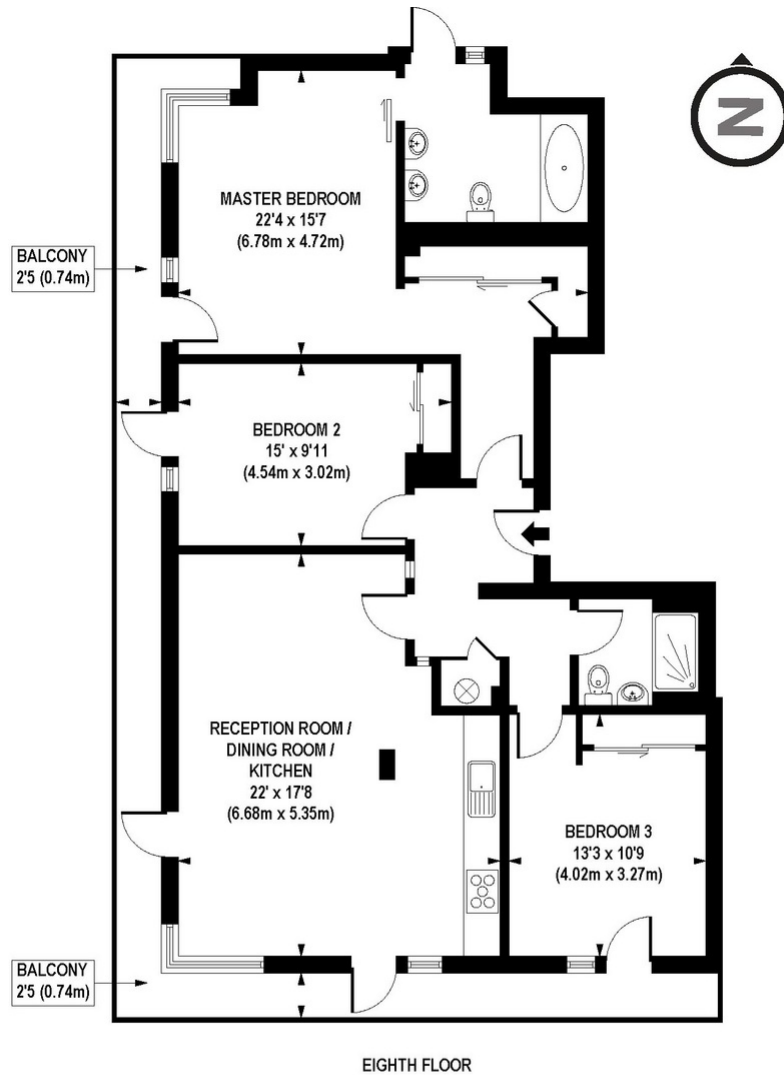


020 7486 9665 [londonhouse.co.uk](http://londonhouse.co.uk)

65 Weymouth Street, London W1G 8NU



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APPROX. GROSS INTERNAL FLOOR AREA 1141 sq. ft / 105.97 sq. m

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements,  
fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP**CREATIVE  
PROPERTY MARKETING

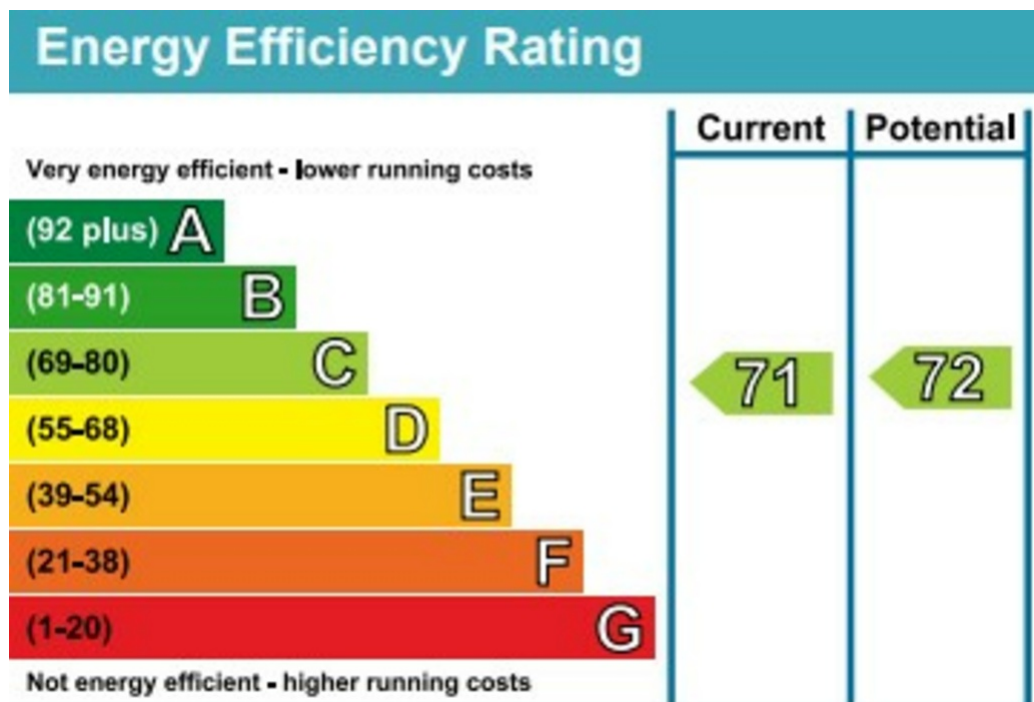
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### *EPC*



### *Fees and Charges*

Upfront payments/fees for letting this property, if it is an AST letting, consist only of the rent, tenancy deposit and any agreed holding deposit (if applicable). For a list of administrative payments and fees applicable to all other lettings, please contact us for further information.

### *Disclaimer*

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.