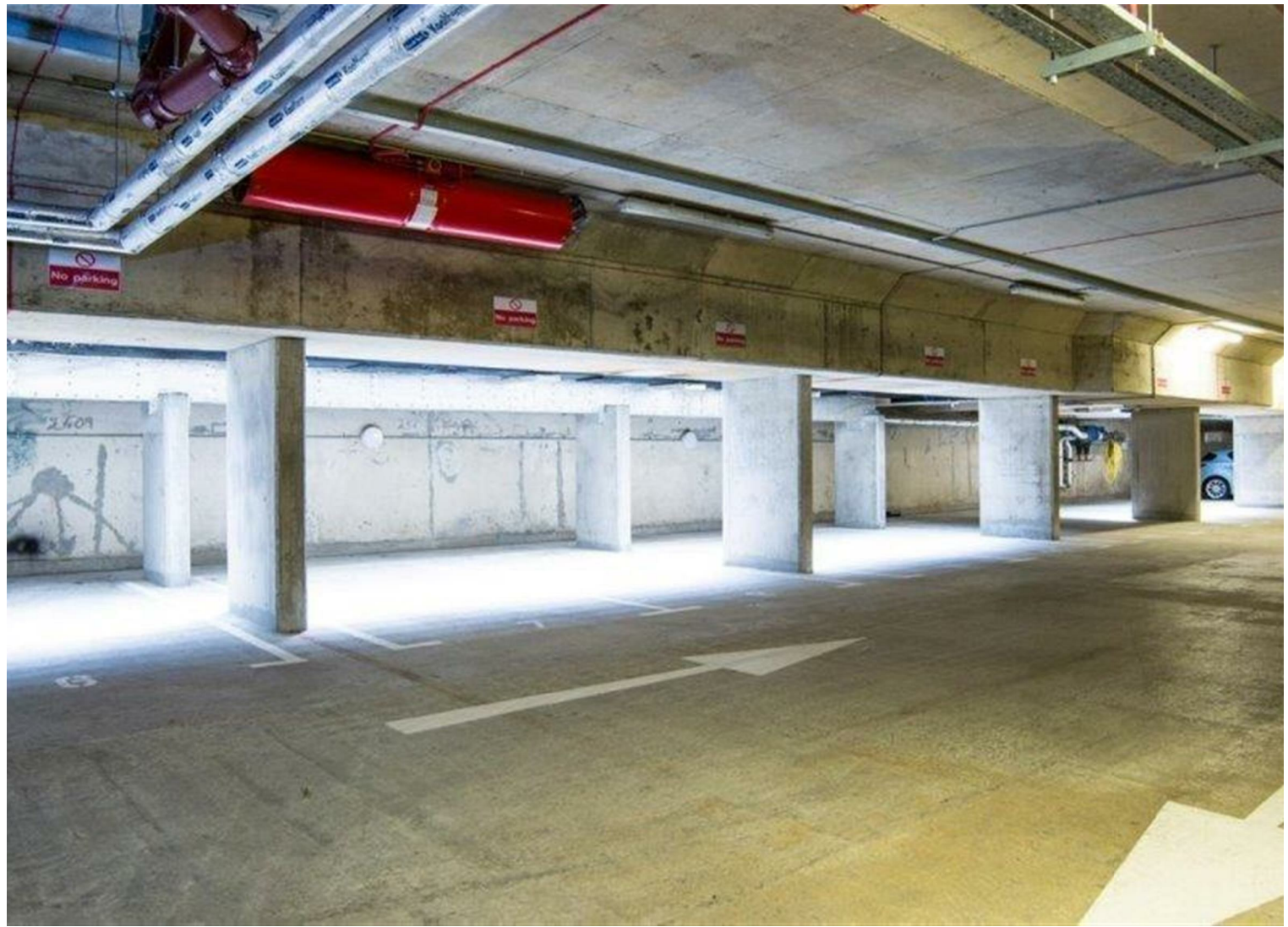




Parkview Residence, Baker Street, NW1 £6,630 Per Month Furnished

Located in one of the most sought-after and desirable locations of London, this 2 bedroom, 2 bathroom apartment is finished to exceptional standards, incorporating a high specification and equally impressive communal areas. The apartment comprises bespoke fitted kitchen, high quality marble bathrooms and contemporary finishes throughout, climate control, 24-hour security and concierge services. Also features air conditioning, under floor heating, floor to ceiling windows to maximize light, custom designed bath tub TV, climate control, 24-hour security and concierge services. Parkview Residence in Marylebone is located in the heart of the City of Westminster, enjoying close proximity to two of London's most beautiful parks, Hyde Park and Regent's Park, With Mayfair, Piccadilly and Oxford Street only a short walk from your front door you can be enjoying some of the finest dining, retail and entertainment in the world.



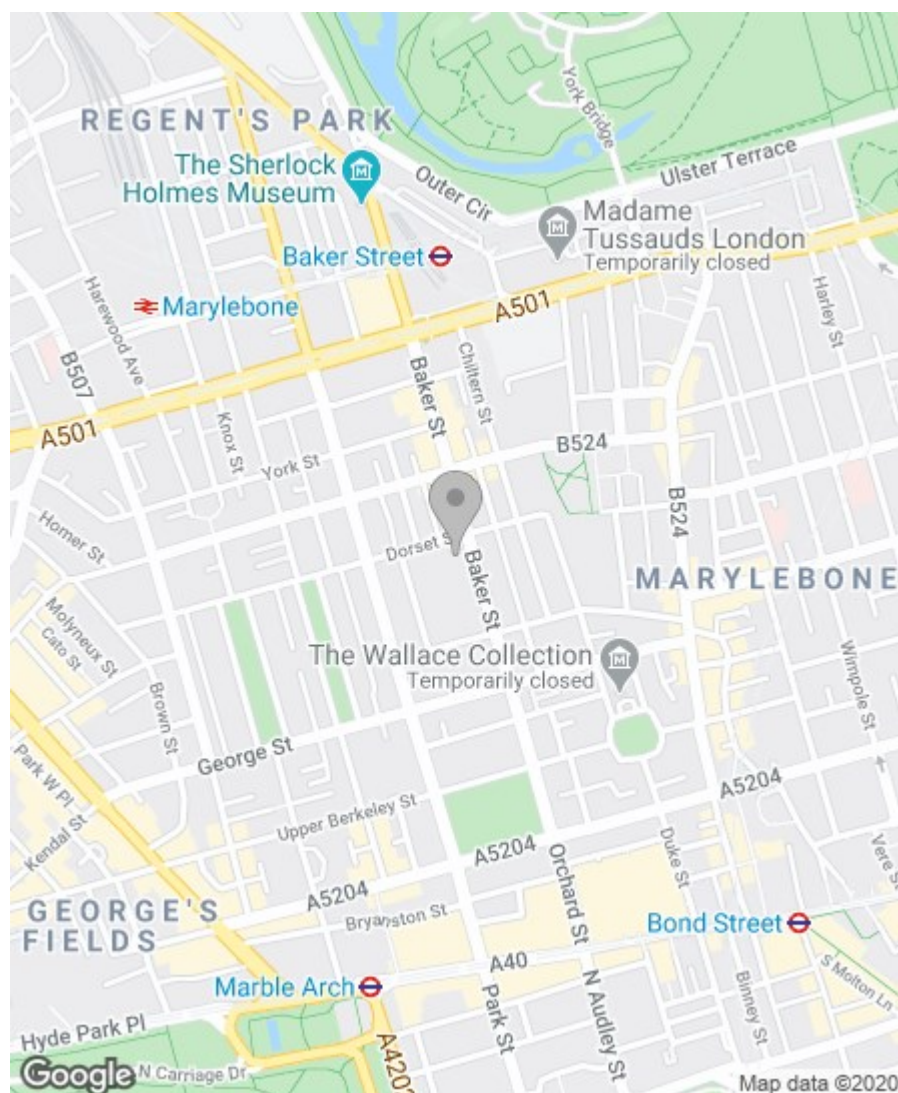
g | **AWAITING
FLOOR PLAN**

Property Overview

| | |
|------------|------------------|
| Location | Marylebone, NW1 |
| Price | £6,630 Per Month |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Receptions | 1 |
| Council | Westminster |
| Tax Band | G |
| Furnishing | Furnished |

Key Features

- Luxury contemporary living
- Interior designed
- Air conditioning
- Under floor heating
- Marble fitted bathrooms
- Floor to ceiling windows
- Custom designed bath tub TV
- 24-hour security and concierge



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales

EU Directive
2002/91/EC



IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

