



## 12 Parkview Residence Baker Street London, NW1 6XE

**£1,725 (+ admin fees)**

A stunning three bedroom three bathroom apartment within this landmark building ideal for domestic and international tenants. Benefits of the apartment and building include oak wood flooring, underfloor heating, wood kitchen with granite worktops, 24 Hr concierge, video entry phone, CCTV, comfort air cooling.; underground parking is also available by separate negotiation.

Park View Residence is situated only moments from Regent's Park, Marylebone Station (Chiltern Line), Baker Street Underground Station (providing access to the City & Canary Wharf) and within easy walking distance of Marylebone High Street & Oxford Street. Paddington (fast train from Heathrow) and St Pancras (high speed rail link to Europe) stations are a short taxi ride away.



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**Energy Efficiency Rating**

Category	Rating	Score
UK's energy-efficient	A	68
UK's energy-inefficient	G	69

**Environmental Impact (CO<sub>2</sub>) Rating**

Category	Rating	Score
UK's energy-efficient	A	70
UK's energy-inefficient	G	74

**England & Wales**

Category	Rating	Score
EU Directive	A	68
UK's energy-efficient	A	69

**England & Wales**

Category	Rating	Score
EU Directive	A	70
UK's energy-efficient	A	74