



## HYDE PARK AGENCIES

ESTATE AGENTS · VALUERS · PROPERTY CONSULTANTS

### Chiltern Court, Baker Street, London



**£2,100,000**

A fantastic 4 bedroom apartment on the 5th floor of this portered mansion block. This property benefits from a lot of storage throughout, 4 large bedrooms, open plan kitchen leading into a large and bright reception room, 2 bathrooms (1 ensuite). Chiltern Court has 2 entrances, lift access and 24 hour portorage with CCTV cameras throughout the building.

Close to Regent's Park and the numerous amenities of Marylebone High Street and Oxford Street. Conveniently located for easy public transport links to get you around central London.

Leasehold - 135 years remaining  
Service Charge - £24,000 pa estimate  
Ground Rent - £150 pa estimate

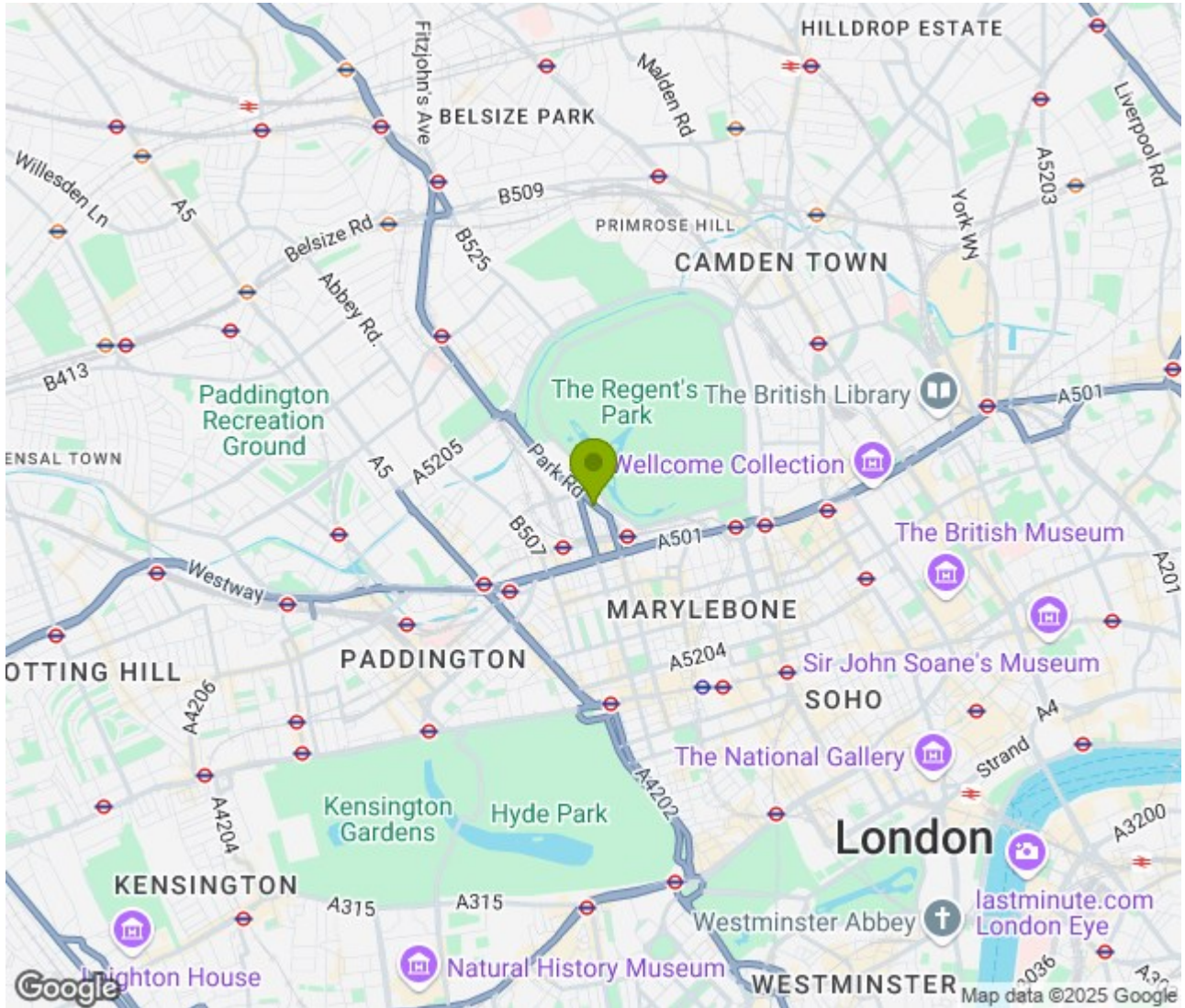
94 Queensway, London W2 3RR  
T: +44 207 229 4495 E: [info@hydeparkagencies.com](mailto:info@hydeparkagencies.com)

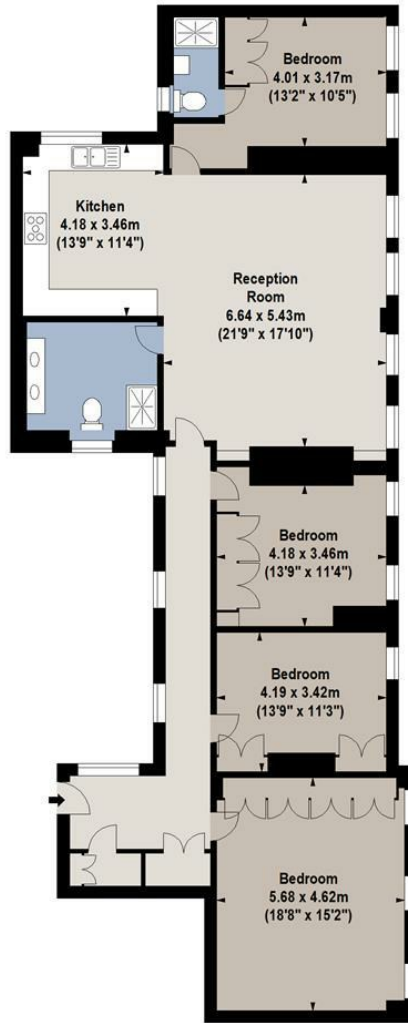
[www.hydeparkagencies.com](http://www.hydeparkagencies.com)





Location: , London





Fifth Floor

For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2025

Chiltern Court, NW1

Approx. Gross Internal Area  
159.60 Sq M - 1718 Sq Ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		