



99, Baker Street,
Marylebone, W1U

Asking Price £1,380,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







Description

A beautifully presented two-bedroom, two-bathroom apartment (755 sq ft / 70 sqm) set on the third floor of one of Baker Street's most sought-after portered buildings. The property has been thoughtfully remodelled to maximise space, offering excellent high-quality storage and a sleek, minimalist finish throughout. Ideally located moments from Baker Street Underground Station, the building benefits from a day porter and lift access. The apartment enjoys a quiet rear aspect and is further enhanced by modern comfort cooling within a well-maintained contemporary development.

Key Features

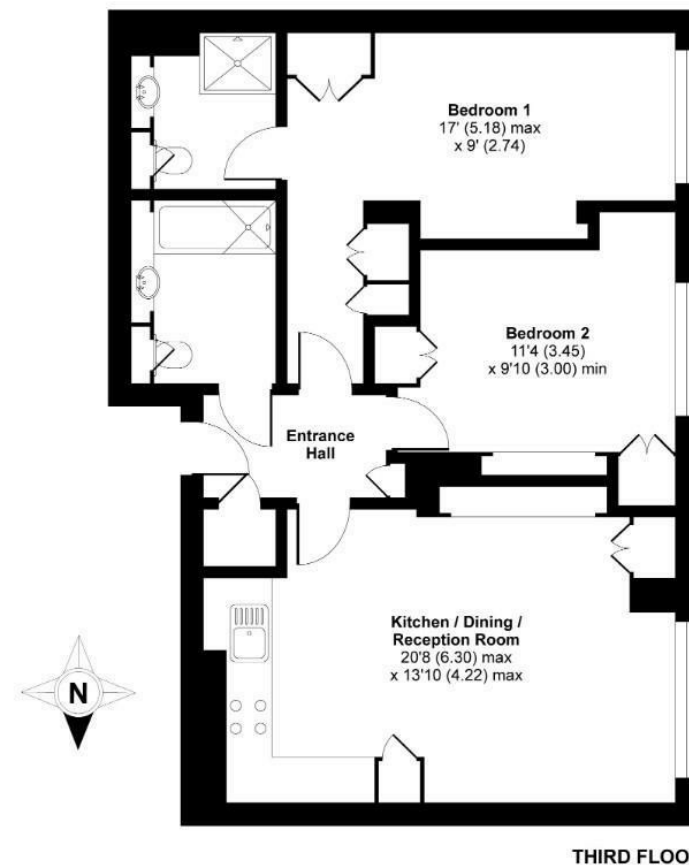
- MINUTES WALK FROM BAKER STREET STATION
- DAY CONCIERGE
- MODERN BUILDING
- COMFORT COOLING
- LIFT
- FACING QUIET SIDE OF THE BUILDING

Terms

Leasehold expiring Jan 3011
 Ground Rent - £350 per annum
 Service Charge - £11,016.50 per annum

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APPROX. GROSS INTERNAL FLOOR AREA 755 SQ FT 70.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.