



BERKELEY COURT, MARYLEBONE ROAD, LONDON, NW1 £2,900,000 LEASEHOLD

We are proud to present this stunning five-bedroom, five-bathroom apartment, located on the second-floor of this charming art-deco apartment building, with 24hr concierge and a beautiful communal entrance with marble floors and water features. The property has been recently redecorated and benefits from a 19ft reception with inter-connecting dining room, which opens out on to a private balcony over-looking communal gardens. There is also a separate kitchen and guest WC with both period and modern features throughout. This development benefits from an amazing roof terrace, with far-reaching views across London. Access to the building is from Glentworth Street, which is less than 100 metres away from Baker Street Underground Station (Jubilee, Bakerloo, Hammersmith, City & Circle and Metropolitan lines). Furthermore, Regent's Park is only 200 metres away.

Five Bedrooms | Five Bathrooms | Reception Room | Dining Room | Guest WC | Private Balcony | Communal Gardens | 24hr Concierge | Communal Roof Terrace | Leasehold

View our virtual tour here: <https://youtu.be/yceSdNTCC9s>

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Berkeley Court, Marylebone Road, London NW1 5NB

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 185.81 SQ M / 2000 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 185.81 SQ M / 2000 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Expires - 29/09/2987

Service Charge: £15,725 per annum

Ground Rent: £100 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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St John's Wood | 103-104 St. Johns Wood Terrace, London, NW8 6PL | 020 7586 7001 | stjohnswood@winkworth.co.uk

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