

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

## A GRAND FIVE-BEDROOM RESIDENCE MOMENTS FROM BAKER STREET & REGENT'S PARK

**Knightsbridge & Chelsea | 0207 589 6616 | [knightsbridge@winkworth.co.uk](mailto:knightsbridge@winkworth.co.uk)**



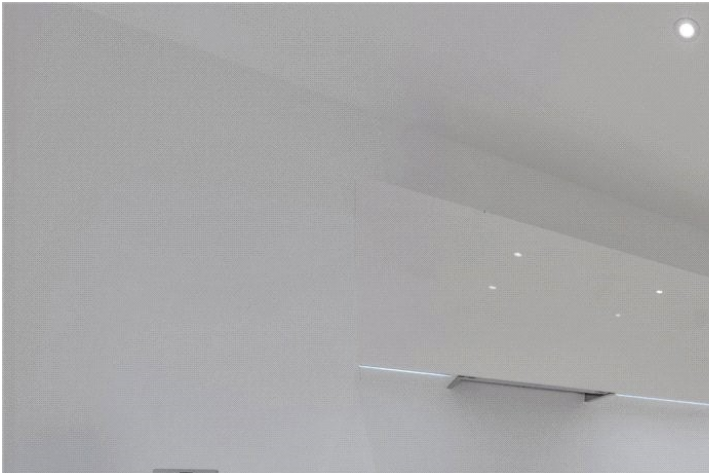


**DESCRIPTION:**

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 garden. 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.







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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 962 year and 5 months

**Service Charge:** £15725 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.