

**BERKELEY COURT, BAKER STREET, LONDON, NW1**  
**£1,950,000 LEASEHOLD**

**EXCEPTIONAL FOUR-BEDROOM ART-DECO APARTMENT WITH  
 ROOF TERRACE, OFFERING PANORAMIC LONDON VIEWS,  
 MOMENTS FROM REGENT'S PARK AND BAKER STREET STATION**

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





### DESCRIPTION:

We are delighted to offer for sale this stunning four-bedroom apartment, located on the third-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 34ft reception / dining room, a separate kitchen, two bathrooms and is double-glazed throughout. Not only does this development benefit from an amazing roof terrace, with far-reaching views across London, Regent's Park is only 200 metres away. 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).

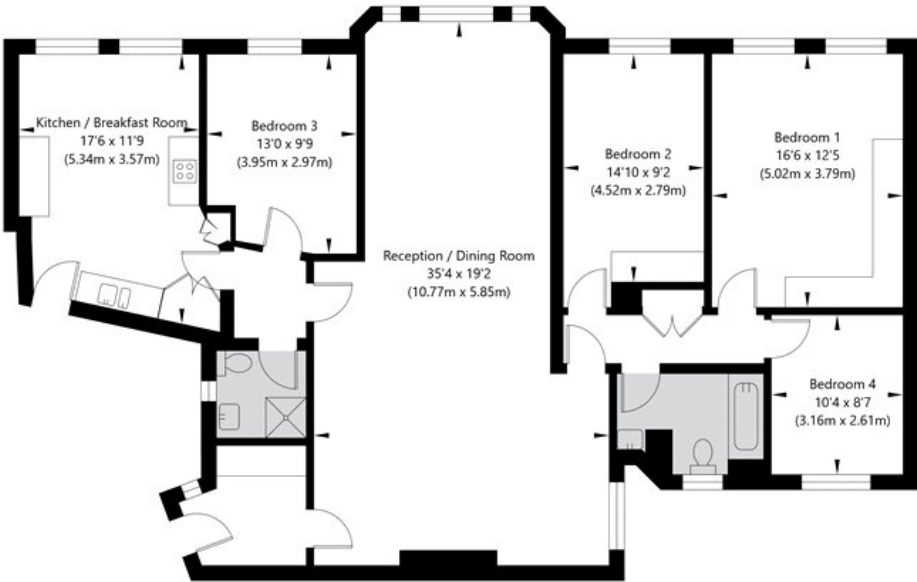






Berkeley Court, Marylebone Road, London NW1 5NB

Third Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 149.26 SQ M / 1607 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 149.26 SQ M / 1607 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	75 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 962 year and 5 months

**Service Charge:** £12400 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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