Jaffray Estates
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Baker Steet, Marylebone, London, W1U

Offers over: £800,000



- Excellent Proportions
- Bright Apartment
- Secure Parking Space
- Porter & Lift
- Comfort Cooling
- Near Baker Street Station

Bright Modern Apartment with Secure Parking | Sole Agent

A stunning two bedroom two bathroom apartment situated on the 4th floor at the front of the building. The apartment comprises a semi open plan reception room and fully integrated kitchen, master bedroom with en-suite shower room and a second bedroom and bathroom. Both bedrooms are well equipped with built in storage. The property is situated at the front of the building and faces East providing much natural morning sun light. The new owner will have the added benefit of a secure parking space located at the rear of the building.

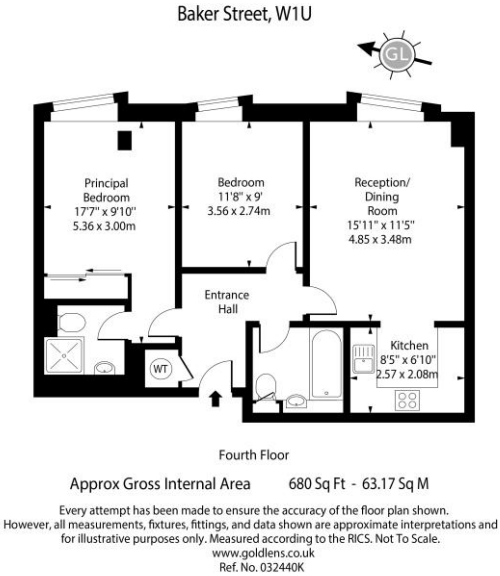


99 Baker Street was built approximately 12 years ago, offering modern living to include comfort cooling, and a high EPC rating. There is a porter, and the property is offered for sale on a 984 year lease.



Tenure – Leasehold
Lease Term: 999 years from 1st January 2012, with 984 years and 2 months remaining* (*as of Oct 2026).
Council Tax Band: Westminster, Band F
Service Charge (per annum): £9,970.36 advised inclusive of a Reserve Fund Contribution.
Ground rent (per annum): £350.00





Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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