Jaffray Estates
42 Upper Berkeley Street
London, W1H 5QL

T: 020 3091 9311
E: nicholas@jaffray-estates.co.uk

JAFFRAY ESTATES

Baker Street, Marylebone, London, W1U

Guide Price: £1,380,000



- Bright Apartment
- Good Proportions
- Comfort Cooling
- Porter & Lift
- Near Baker Street Station

Bright Modern Apartment with Porter | Joint Sole Agent

A stunning two-bedroom two-bathroom apartment situated on the 3rd floor of this modern development. 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 in a quiet position to the rear of the building with the benefit of bright west facing views.

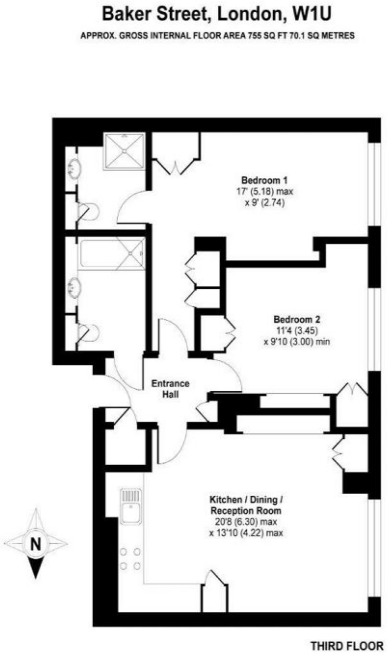


99 Baker Street was recently built, offering modern living to include comfort cooling, and a high EPC rating. There is a porter, and the property is offered for sale on a 984 year lease.



Tenure: Leasehold
Lease Term: Expires 31st December 3010, with 984 years and 4 months remaining* (*as of August 2026).
Council Tax Band: Westminster, Band F
Service Charge (per annum): £10,000.00 Approx.
Ground rent (per annum): £350.00 Approx.





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.