

BAKER STREET, LONDON NW1

£725,000



## MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Excellent one-bedroom apartment on the 7th floor of a prestigious and secure portered residential building.

The apartment offers views of Central London and an abundance of natural light. It features a spacious living room, a kitchen, a double bedroom with an ensuite bathroom and spanning over 600 sq ft.

Ideally located next to Baker Street Station, the apartment is close to the beautiful open spaces of Regent's Park and within easy walking distance of Marylebone High Street and the West End, offering world-class shops, restaurants, and entertainment.



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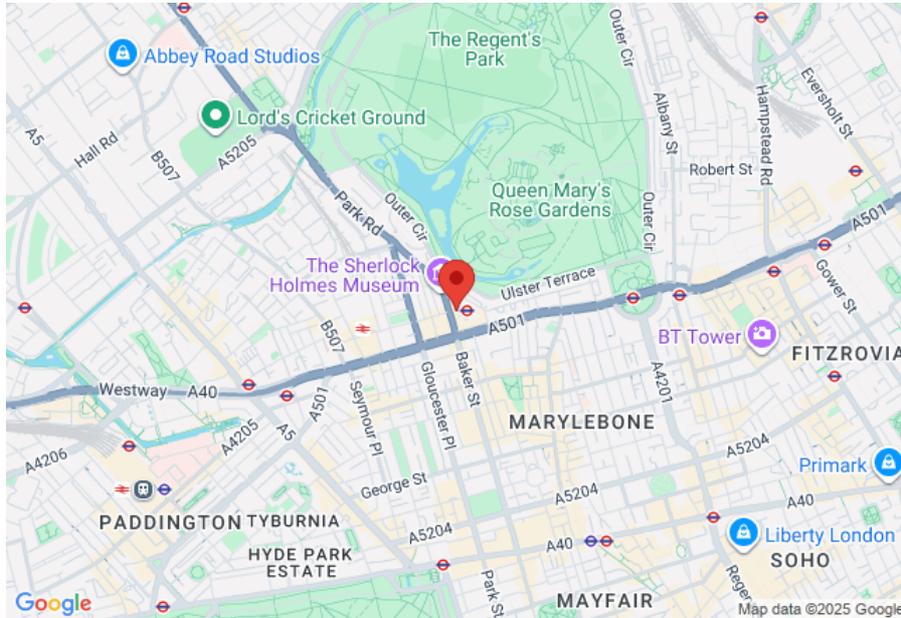
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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