

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 Moments from Regent's Park.

An exceptional one-bedroom apartment set within a prestigious and secure portered residential building.

This bright and well-presented apartment offers far-reaching views across Central London and an abundance of natural light throughout. Extending to over 600 sq ft, the property features a spacious living room, a well-appointed separate kitchen, and a generous double bedroom with a modern en-suite bathroom.

Perfectly positioned next to Baker Street Station, the apartment benefits from superb transport links and is just moments from the stunning open spaces of Regent's Park.

It is also within easy walking distance of Marylebone High Street, with its array of boutique shops, cafés, and restaurants, as well as the West End, offering world-class shopping, dining, and entertainment.



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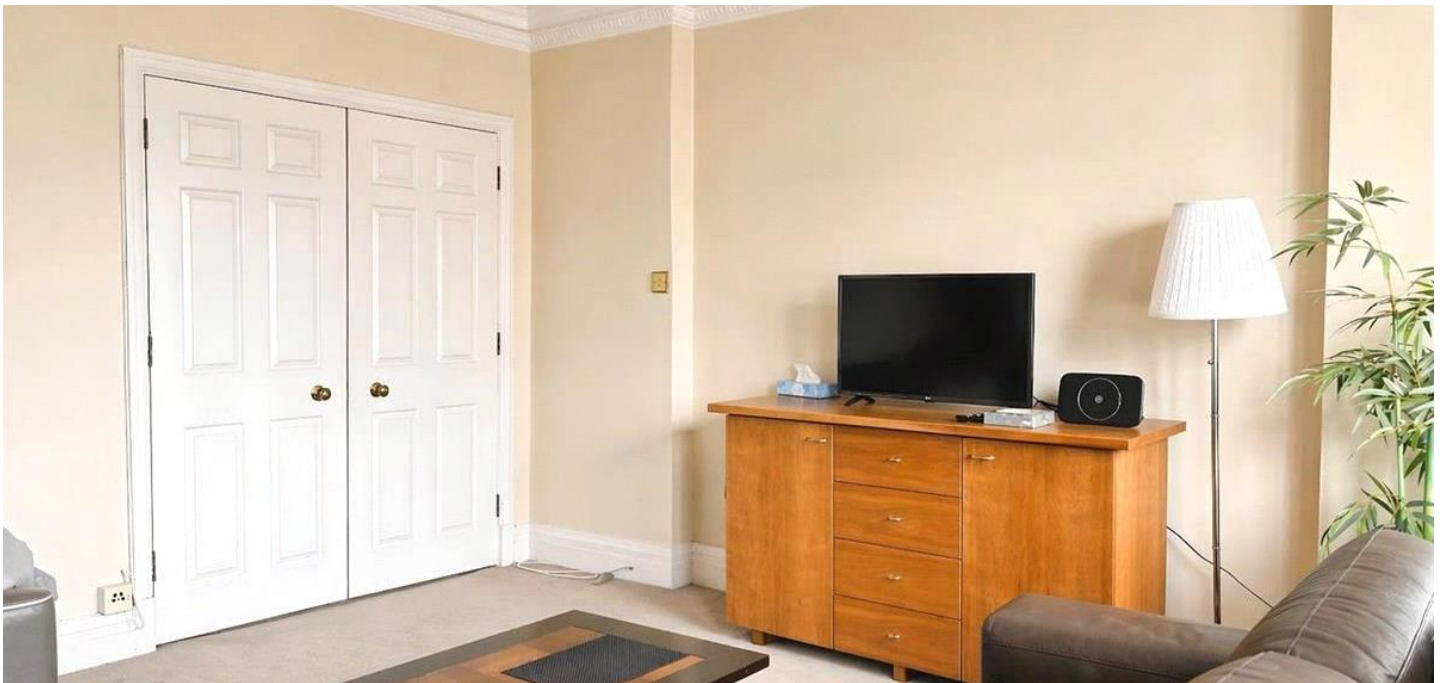
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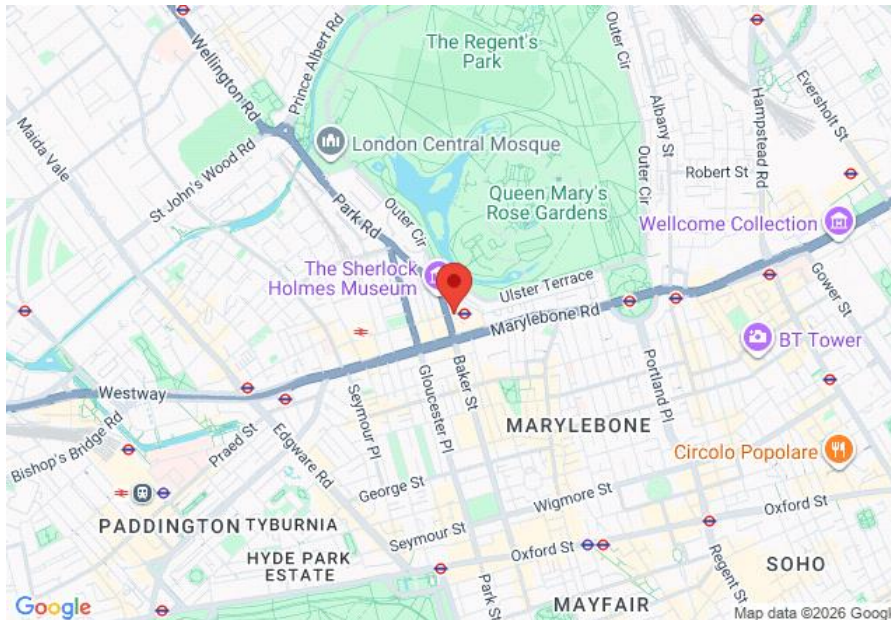
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| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs |    |                         |           |
| (92-100) A                                  |    |                         |           |
| (81-91) B                                   |    |                         |           |
| (69-80) C                                   |    |                         | 76        |
| (55-68) D                                   |    |                         |           |
| (39-54) E                                   | 48 |                         |           |
| (21-38) F                                   |    |                         |           |
| (1-20) G                                    |    |                         |           |
| 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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