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69-71 PARK ROAD
LONDON NW1 6XU
020 7724 4724



PARK VIEW RESIDENCE
MARYLEBONE
LONDON, NW1

£1,360 PER WEEK
SUBJECT TO CONTRACT
+Additional Administration Fees

PRINCIPAL AGENT

An outstanding opportunity to rent a three bedroom, two bathroom apartment located within this landmark building, prominently situated only moments from Regent's Park, Marylebone Station (Chiltern Line), Baker Street Underground Station (providing access to the City & Canary Wharf) and within easy walking distance of Marylebone High Street & Oxford Street.

Furthermore, both Paddington (fast train from Heathrow) and St Pancras (high speed rail link to Europe) stations are a short taxi ride away.

These apartments are in immaculate condition throughout and benefit from 24 hour concierge, security, and gymnasium for the exclusive use of the residents and secure underground garaging by separate arrangement.

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ACCOMMODATION

- Principal Bedroom with En-Suite Bathroom
- Further Bedroom
- Family Bathroom
- Reception Room
- Fully Fitted Kitchen

AMENITIES

- Balcony
- Lutron Mood Lighting
- 24-Hour Concierge Service & Security
- Video Entry Phone
- Gymnasium

COUNCIL TAX	Westminster (Band G)
EPC RATING:	D

ADDITIONAL ADMINISTRATION FEES

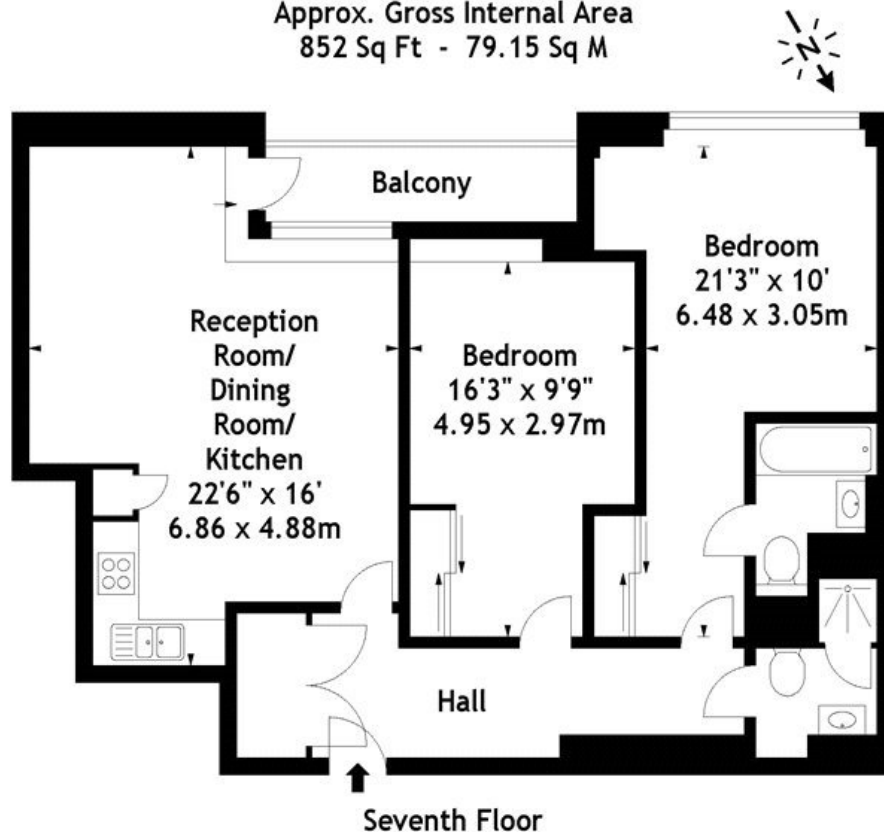
Tenancy Agreement Fee per property = £210.
Reference Fee per tenant = £35.
Renewal after fixed term per property = £90.
Please note that these prices include VAT

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Baker Street, NW1
Approx. Gross Internal Area
852 Sq Ft - 79.15 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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Tel: 0845 643 4401 www.datagraphy.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.