

**BLACK KATZ**  
Management & Lettings



**1 Bedroom Flat Rent In BAKER STREET - REGENTS PARK £ 475pw (£2058 pcm)**

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Enviably situated in Marylebone this stunning newly refurbished studio / one bedroom apartment boasts hard wood floors, luxury integrated modern kitchen, neutral decor and access to a patio area.

Located on Gloucester Place, the flat is within easy reach of a superb selection of shops, bars and restaurants, while the open spaces and idyllic boating lakes of Regent's Park are close by.

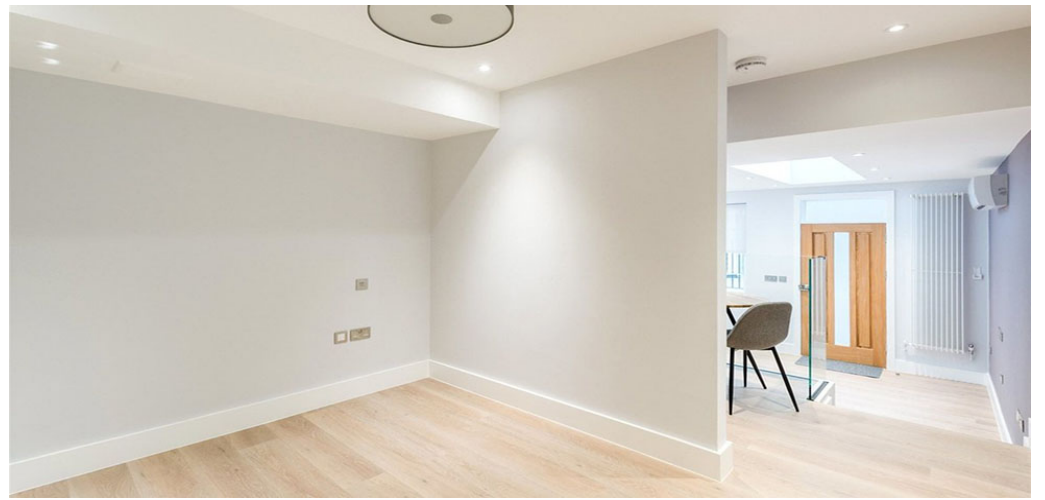
**E.P.C. RATING: D**

### **Property Features**

. Wood Floors . Washing Machine . Luxury Appliances . Fitted Kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Central Heating . Excellent decorative order . Open plan . 6 Weeks Deposit . Zone 1

### **Place of Interest Locally**

Seymour Leisure Centre - 0.4 miles. St Marylebone School - 0.43 miles. Jane Packer Flowers - 0.52 miles. City of Westminster College, Paddington Green Campus - 0.63 miles. European School Of Economics - 0.7 miles. Marshall Street Leisure Centre & Spa - 1.23 miles. North London Music Academy - 1.26 miles. Porchester Centre - 1.31 miles. Urban Golf | Soho - 1.36 miles. Paddington Academy - 1.37 miles. South Hampstead High School - 1.66 miles. Central London Shodokan Aikido - 1.81 miles. City Lit - 1.87 miles. The Grey Coat Hospital - 2.25 miles. Queen Mother Sports Centre - 2.3 miles.





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**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.