



HUNTERS[®]
HERE TO GET *you* THERE

Flat C 123-125 Gloucester Place, Marylebone, London, W1U 6JZ
£1,400,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E		55	57
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales EU Directive 2002/91/EC			

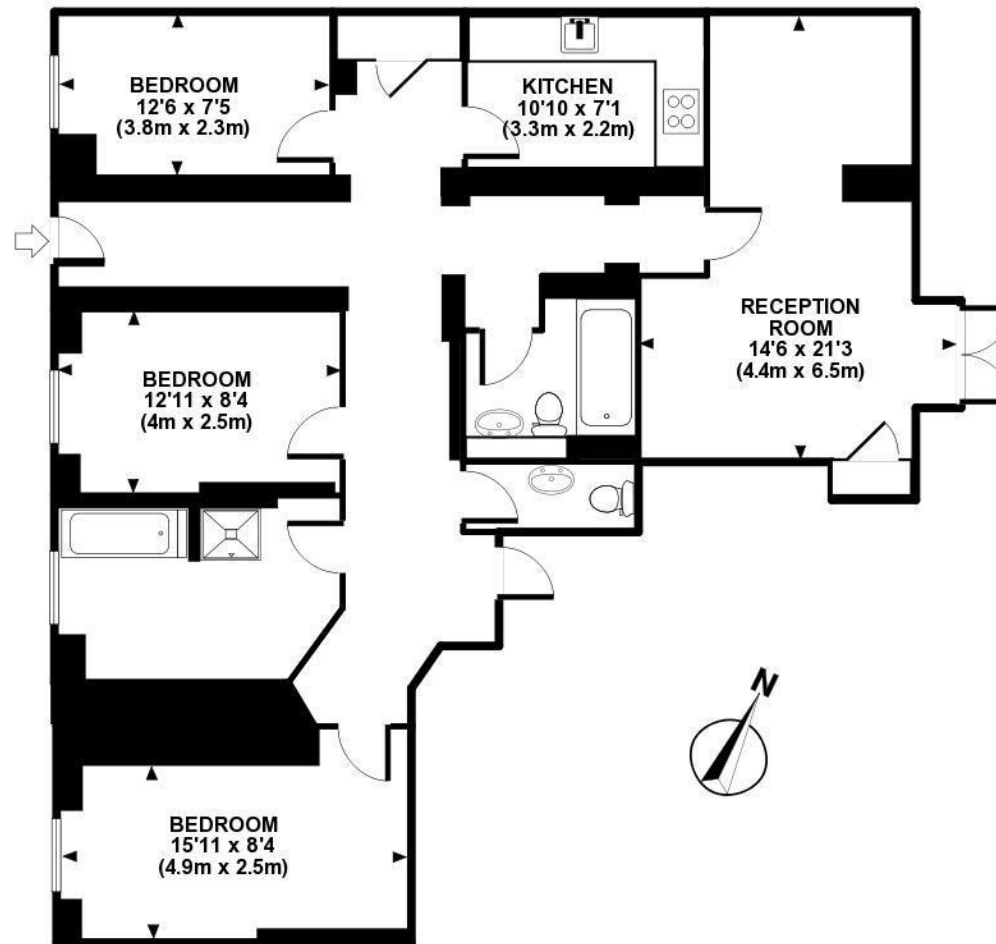
FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

HUNTERS

Located in Marylebone we are pleased to offer this three bedroom, two bathroom apartment in good condition throughout. Situated at the northern end of Gloucester Place close to Baker Street and Marylebone Stations as well as the open spaces of Regents Park and the multiple shopping, restaurant and leisure facilities of Baker Street.

Currently let on an AST, further details on request.



LOWER GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 1075 sq. ft / 100 sq. m

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

www.manzel.co.uk

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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