



**BARRETT STREET, MARYLEBONE, W1U**  
**£1,600,000**

**Carter Jonas**

# BARRETT STREET, MARYLEBONE, W1U

**MODERN TWO BEDROOM, TWO BATHROOM APARTMENT, SET IN A BUILDING WITH A PORTER AND A LIFT, IN A SUPERB LOCATION IN ST CHRISTOPHER`S PLACE.**

## AMENITIES

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Flat/Apartment
- Porter
- Lift

Modern two-bedroom, two-bathroom apartment with wood flooring in the living room, set in a building with a porter and a lift, in a superb location in St Christopher`s Place. Underground parking available by separate negotiation.

Marylebone still looks and feels something like the village it was 400 years ago and the handsome Georgian development it was 250 years ago. Its High Street is a pleasure to visit; the atmosphere is a bit more cosmopolitan than other parts of the city, and at the same time, a little more relaxed. A pristine haven a short walk from Oxford Circus filled with squares of tall, beautifully proportioned Georgian houses.



**TENURE** Leasehold

**LOCAL AUTHORITY** Westminster City Council

**EPC BAND** C

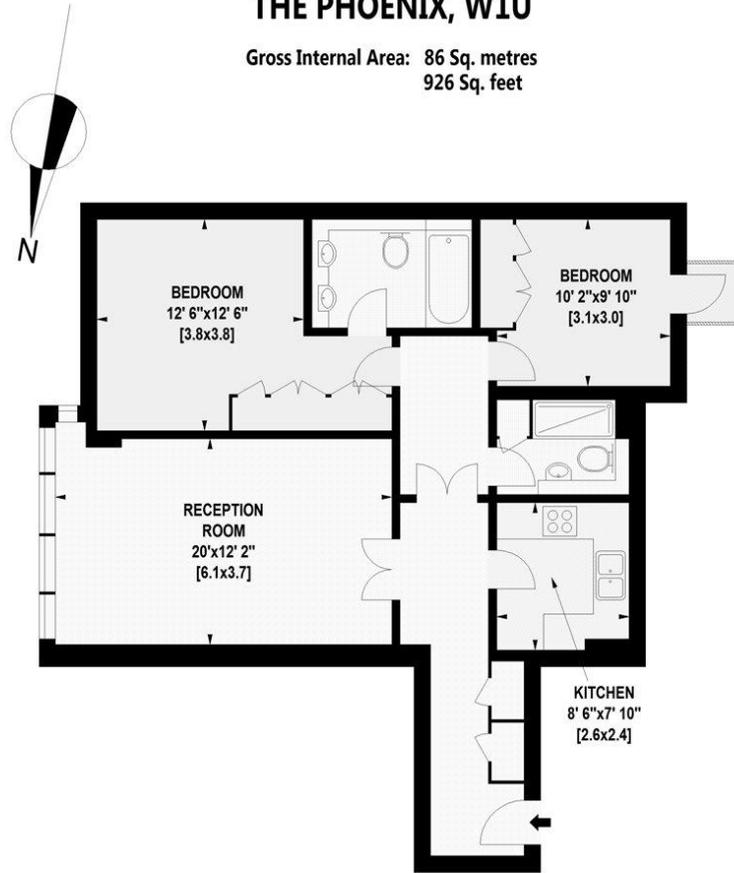
**COUNCIL TAX BAND** H





# THE PHOENIX, W1U

Gross Internal Area: 86 Sq. metres  
926 Sq. feet



## FOURTH FLOOR

Floorplan produced for Knight Frank by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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