



, 55 George Street,  
Marylebone, W1U

Asking Price £2,600,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A light and airy, (1,272 sqft /118sqm) two bedroom, two bathroom third floor apartment set within a prestigious modern building.

Finished to an exceptional standard, comprising three bedrooms, a well fitted kitchen and two modern bathrooms.

Further benefits include a peaceful communal courtyard, air conditioning throughout, secure underground parking, cctv, 24hr porter and modern lifts

## Key Features

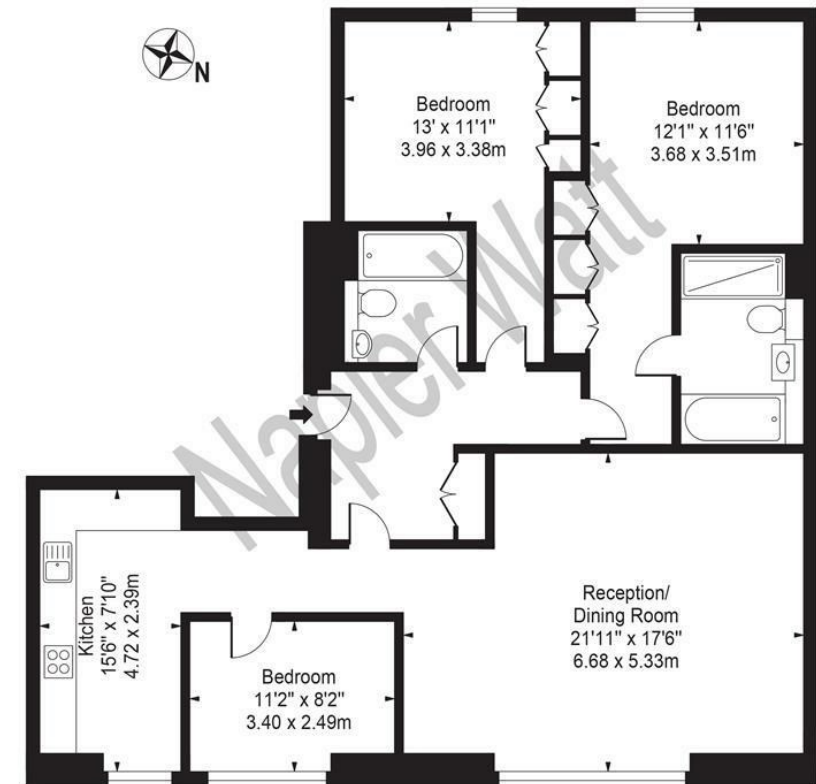
- 24 HOUR PORTERAGE
- FLOOR TO CEILING WINDOWS
- AIR CONDITIONING
- CCTV
- LIFTS
- MODERN INTERIOR
- 4TH FLOOR
- LEASE OVER 100 YEARS

## Terms

125 years (less 3 days) commencing on 25 March 2011 ie 116 years

## George Street

Approx. Gross Internal Area 1272 Sq Ft - 118.17 Sq M



Third Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.