



Berkeley Court, Marylebone Road,
, NW1

Asking Price £5,000,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Napier Watt are pleased to offer this exceptionally spacious, 2,600 sqft / 241 msq., seven bedroom, three bathroom, lateral family apartment set on the eighth floor of one of Marylebone's most prestigious portered buildings.

Berkeley Court is a well-maintained Art Deco block featuring a 24-hour concierge service, large communal lobby, covered secure drop off area and a communal landscaped roof garden with breathtaking views across the capital.

The property is ideally located for all the boutique shops and restaurants of Marylebone as well as the green open spaces of Regent's Park. Located on the corner of Marylebone Road and Baker Street, the property is ideally located for all the boutique shops and restaurants of Marylebone and St John's Wood as well as the green open spaces of nearby Regent's Park and Primrose Hill.

Entrance Hall : Guest WC : Double Reception Room : Fitted Kitchen : Utility Area : 7 Bedrooms : 3 Bathrooms : Guest WC : Balcony : Extensive Communal Roof Terrace :

EPC Rating F.

Key Features

- 24 HOUR CONCIERGE
- COMMUNAL ROOFTOP GARDEN
- BALCONY
- PASSENGER LIFT

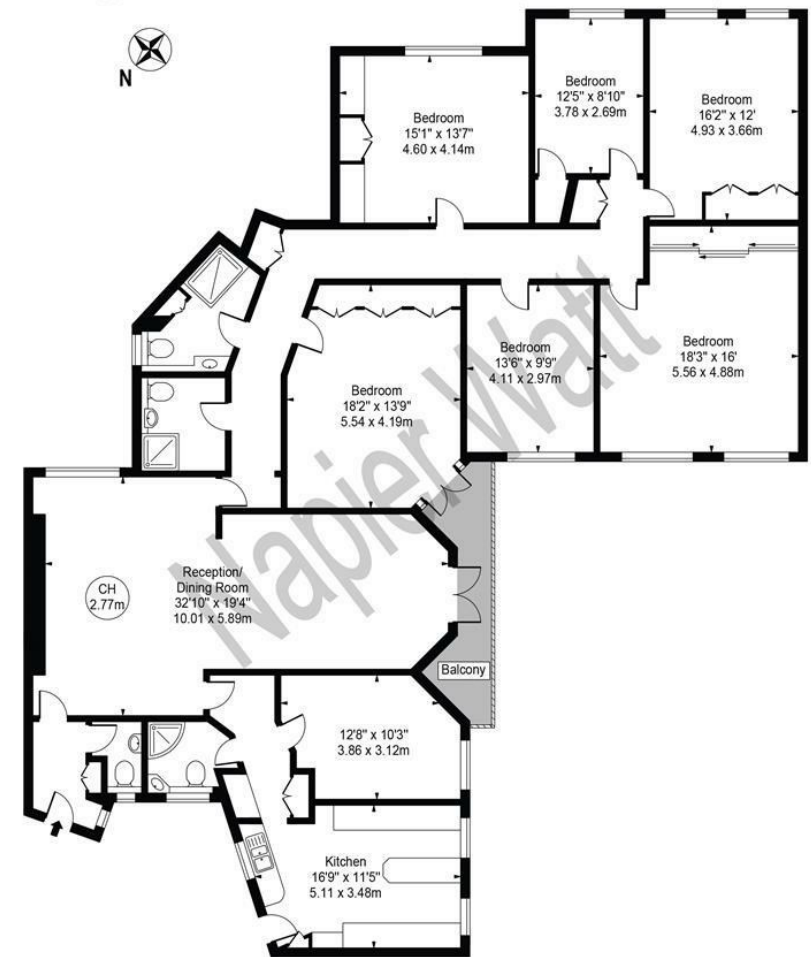
Terms

Leasehold 999 years from 29 September 1988 ie 964years

Ground Rent : £50 rising to £200

Berkeley Court

Approx. Gross Internal Area 2600 Sq Ft - 241.55 Sq M



Eighth 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.