

# George Street, Marylebone, W1

£700 Per Week,

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF

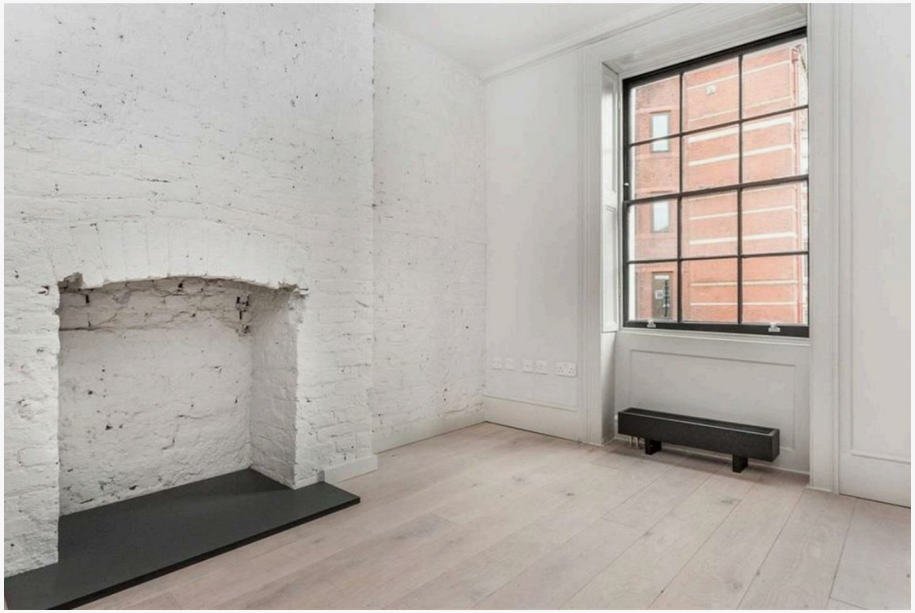












## Description

This modern second-floor apartment is located just steps from the shops and restaurants of Marylebone High Street. It features high ceilings, exposed brickwork, and south-facing views of Manchester Square. With wood floors throughout, the property includes an open-plan kitchen and reception room, a double bedroom, and a modern bathroom. The apartment combines a practical layout with a fantastic central location.

1 Bedrooms : 1 Bathrooms : Wooden Flooring : EPC Rating C : Westminster Council Tax Band E

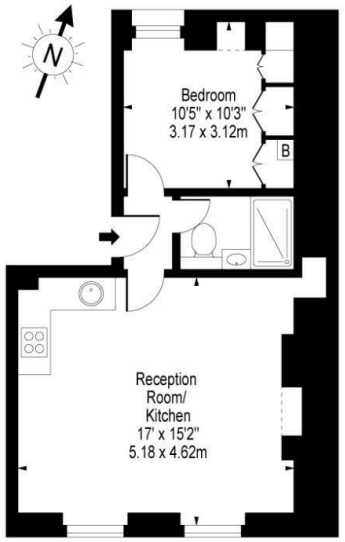
## Key Features

- PERIOD FEATURES
- HIGH CEILINGS
- TWO MINUTES WALK FROM SELFRIDGES

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc. VAT, Tenancies where a company is a tenant £480 inc. VAT

**George Street, W1U 3QZ**




Second Floor

Approx Gross Internal Area **418 Sq Ft - 38.83 Sq M**

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 004468J

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.