

The Phoenix, Bird Street, Marylebone W1

Guide Price £1,350,000, Leasehold

NAPIER WATT

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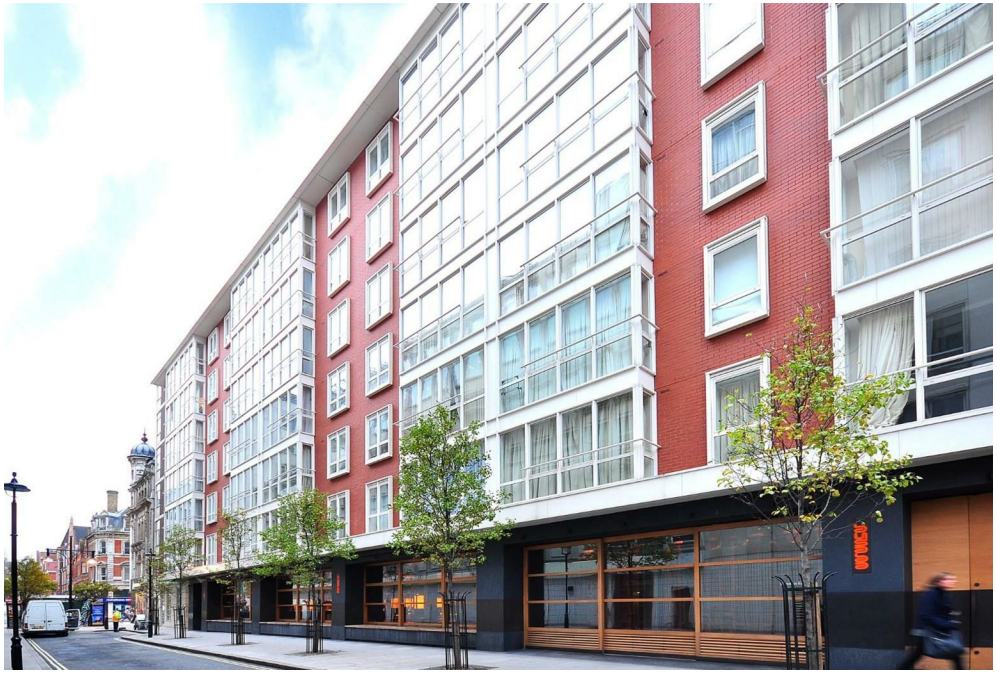












Description

Sole Agents Napier Watt are pleased to offer for sale a 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.

The apartment also benefits from having a space in the secure underground car park. The Phoenix is centrally located moments from Selfridges department store, St Christopher's Place and is a moments walk from Bond Street station (Jubilee Line).

Currently rented under an APT.

Entrance Hall , 2 Bedrooms : Shower Room : En Suite Bathroom : Reception Room : Kitchen : Porter : Concierge : Underground Parking : Lift : EPC Rating B

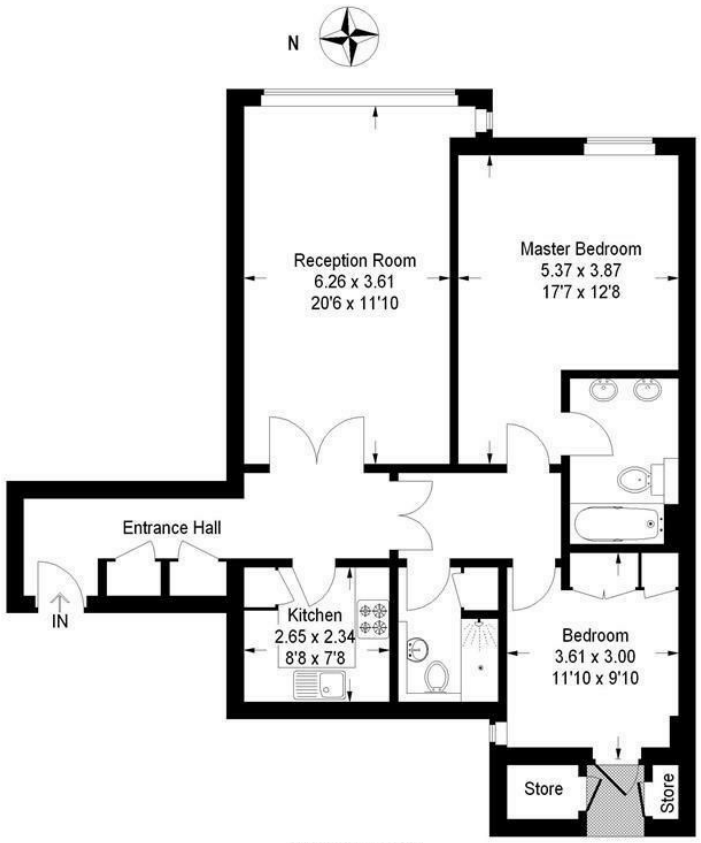
Key Features

- LIFTS
- 100M OXFORD STREET
- SECURE UNDERGROUND PARKING
- RESIDENT PORTER
- 100M SELFRIDGES

Terms

Leasehold: 999 years from 1 April 1997 ie 970 year
Ground Rent : £350 pa
Service Charge : £4,664 per half year
Parking : £1,171 per half year

Approximate Gross Internal Area = 85 sq m / 915 sq ft
Store = 2 sq m / 21 sq ft
Total = 87 sq m / 936 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.