



81, Haselbury House,
George Street, W1U

Asking Price £2,500,000, Leasehold

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Well-presented three bedroom duplex in this desirable building in Marylebone. The dual-aspect apartment of approximately 1,300sq ft comprises a living room, kitchen, guest cloakroom and three double bedrooms all en-suite. The property benefits from good light, storage, wooden flooring, AC and fireplaces. This attractive building is set in the heart of Marylebone and has a daytime porter as well as a lift.

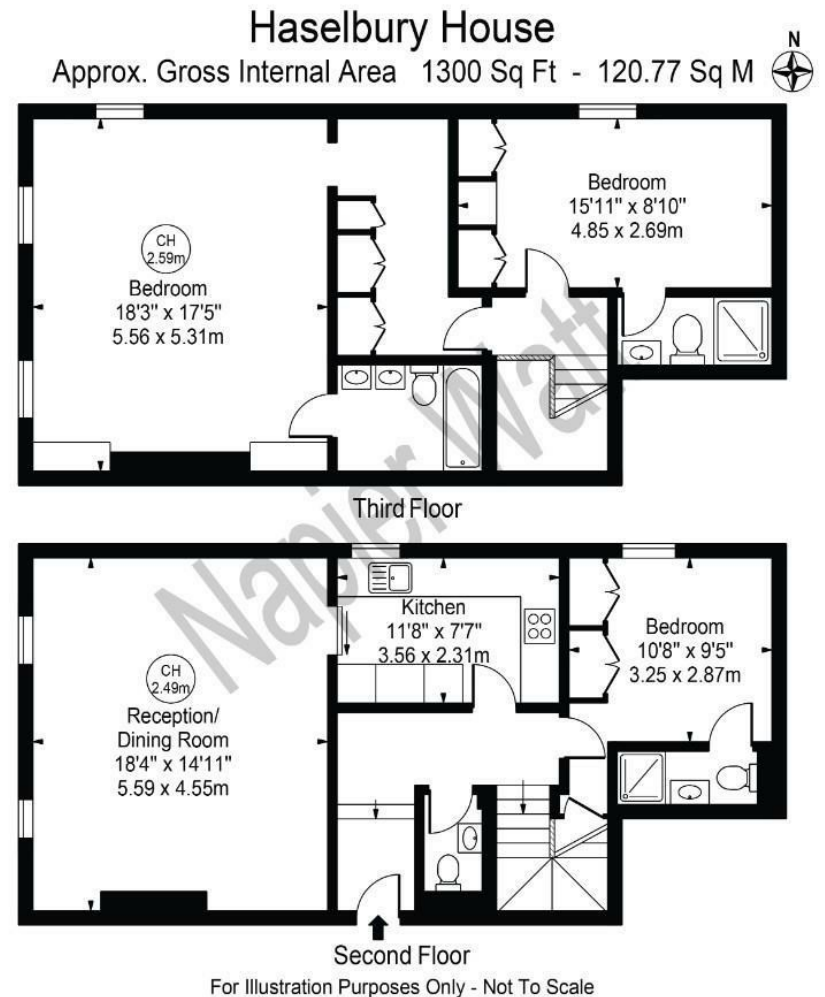
3 Bedrooms : 3 Bathrooms : Guest Cloakroom : Porter : Dual-Aspect : Passenger Lift : Westminster Council Band G : EPC rating D

Key Features

- 24 HOUR PORTERAGE
- AIR CONDITIONING
- LIFT
- SECURE PARKING
- CCTV

Terms

Service Charge: £16,063.36
Leasehold: 97 Years Remaining



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.