



NEW HEREFORD HOUSE,
MAYFAIR, W1K
Asking Price £2,250,000 Leasehold

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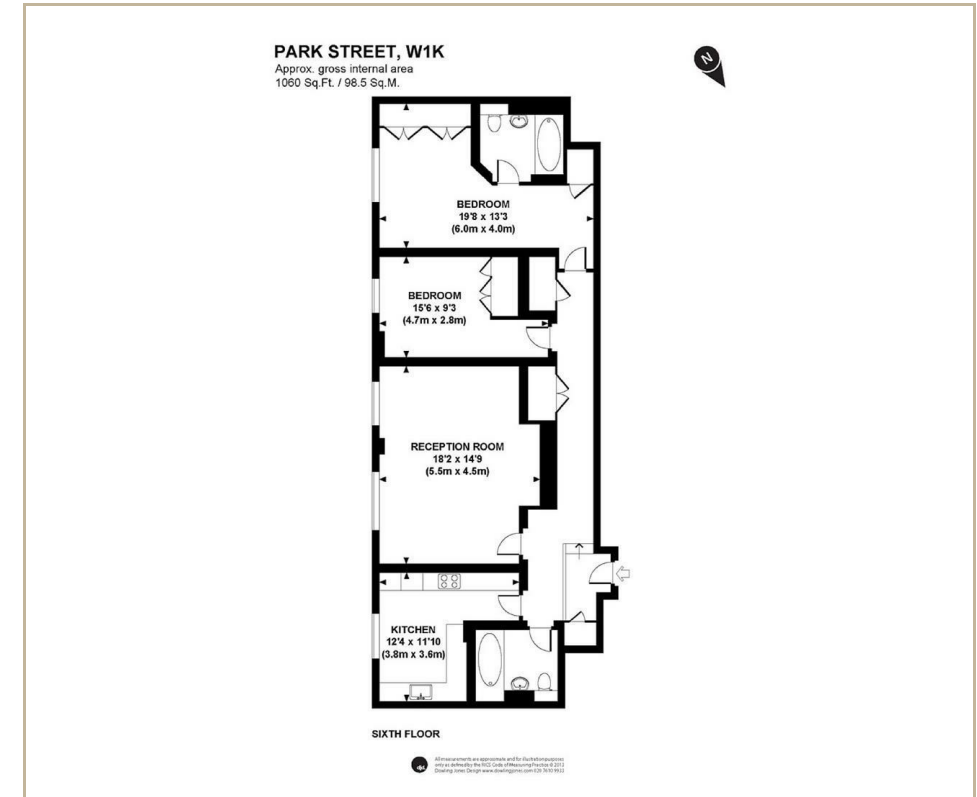
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Description

A well presented, two bedroom, two bathroom apartment, recently decorated and with new carpets and furnishings throughout, located on the sixth floor of this prestigious, purpose built block with a porter. The property offer 1,060 sqft/98.5sqm.

The property is very centrally located over Primark on the corner of Oxford Street and Park Street and offers easy access to the facilities of Hyde Park, nearest tube stations Marble Arch & Bond Street.

NB : this property is owned as a sole asset of a SPV and therefore a share purchase agreement may be available.



TERMS

Leasehold : 120 years from 24 June 1999 ie 98 years

Ground Rent : £200 rising to £800pa

Service Charge : £6130 pa Reserve fund: £2550 pa

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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