



Richbourne Court, Harrowby Street,
Marylebone, W1H

Asking Price £1,195,000, Leasehold

NAPIER WATT

T: 0207 935 0011

E: enquiries@napierwatt.co.uk

W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Sole Agents Napier Watt are pleased to offer for sale this spacious 1,286 sq ft / 119 sq m two double bedroom, two bathroom apartment in superb condition throughout with private patio garden and secure underground parking (one space with the option to negotiate the purchase of a second space).

Richbourne Court is a well-maintained contemporary development offering 24 hour portorage, communal courtyard gardens and easy access to Edgware Road, Marble Arch and both Portman and Connaught Villages.

Entrance Hall: Reception: Large Eat-In Kitchen: 2 Double Bedrooms Each With Ensuite : Guest Cloakroom / WC: Private Terrace : Secure Underground Parking : Storage Unit : EPC Rating C.

Key Features

- SECURE UNDERGROUND PARKING
- EXCELLENT SECURITY CCTV
- EXCEPTIONALLY SPACIOUS
- WELL MAINTAINED
- 24 HOUR PORTERAGE
- DISABLED ACCESS VIA RAMP
- ACCESS TO PATIO
- STORAGE UNIT

Terms

Leasehold : 125 years less three days from 4th December 2001 is 100 years remaining PLUS a share in Richbourne Court Ltd, owner of the headlease

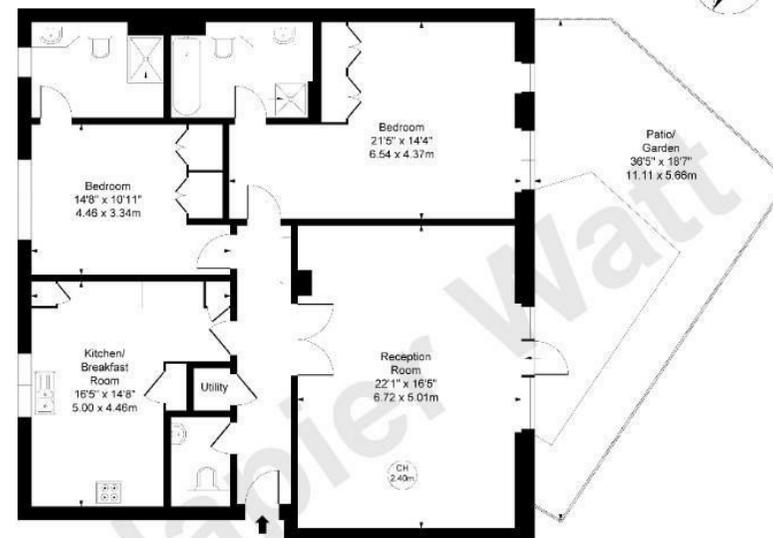
Service Charge : £2,377 per quarter ie £9,508 pa INC Reserve Fund
 Ground Rent : £200 PA (includes £100 credit)
 Council Tax : Westminster Band H / EPC C

Richbourne Court, W1H

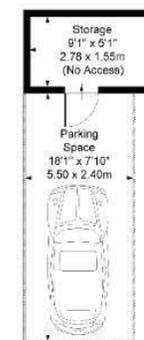
Approx. Gross internal Area 1332 Sq Ft - 123.73 Sq M
 (Including Storage)

Storage 46 Sq Ft - 4.30 Sq M

Key :
 CH - Ceiling Height



Ground Floor



Lower Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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.