



30, Portman Close,  
Marylebone, W1H

£1,575 Per Week,

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A stunning two-bedroom, two-bathroom, third floor apartment set within this prestigious purpose-built block. This spacious unit of 1,356sq ft comprises two double bedrooms, a spacious open plan kitchen/reception and two modern bathrooms. Further benefits include a wonderful communal garden, air-conditioning, secure underground parking, 24-hour porter and lifts.

2 Bedroom : 2 Bathroom : Lift : AC : 24-Hour Porter : Parking : Communal Gardens : EPC Rating B : Westminster Council Tax Band H

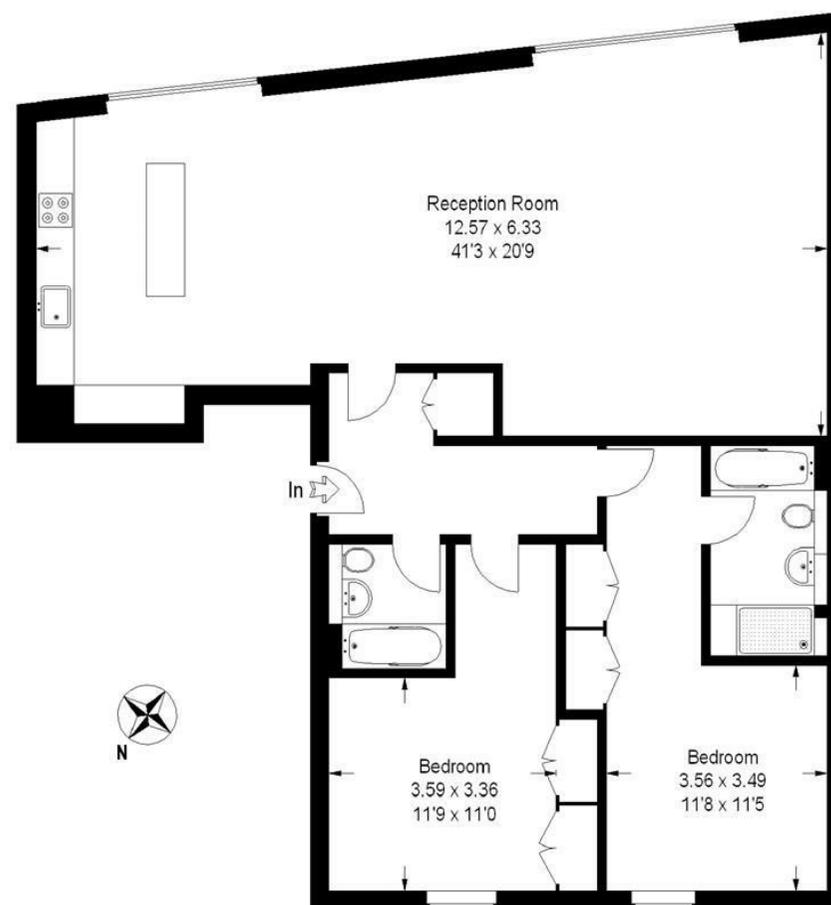
## Key Features

- 24-HOUR PORTER
- SPACIOUS LIVING SPACE
- AIR CONDITIONING
- PASSENGER LIFTS
- WOOD FLOORING
- UNDERGROUND PARKING

## Terms

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

**George Street**  
Approximate Gross Internal Area :- 126 sq m / 1356 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID11814)

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.