



Fursecroft, George Street,
Marylebone, W1H

Asking Price £2,395,000, Leasehold

NAPIER WATT

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

35 Berkeley Square, Mayfair, London, W1J 5BF







Description

Joint Sole Agents Napier Watt are pleased to offer for sale this stunning, interior designed three bedroom, three bathroom, fifth floor apartment set within this newly renovated 24 hour portered block.

The property has been fully refurbished to a very high standard and benefits from comfort cooling, all new joinery, wiring and plumbing, and under floor heating to tiled areas.

Fursecroft is a extremely popular purpose built block which has recently undergone extensive redecoration and refurbishment of the communal lobby and hallways. The block also benefits from 24 hour uniformed portorage and lifts.

Entrance : Double Reception Room : Fully Fitted Kitchen : 3 Double Bedrooms : 3 Bathrooms (2 ensuite) : Guest WC.

Leasehold 102 years - (this can be extended by 90 years for a nominal premium which has been agreed)

Council Westminster City, Tax Band F

Key Features

- 24 HOUR PORTERAGE
- AIR CONDITIONING
- INCLUDES FURNITURE
- INTERIOR DESIGNED
- LIFTS
- LONG LEASE

Terms

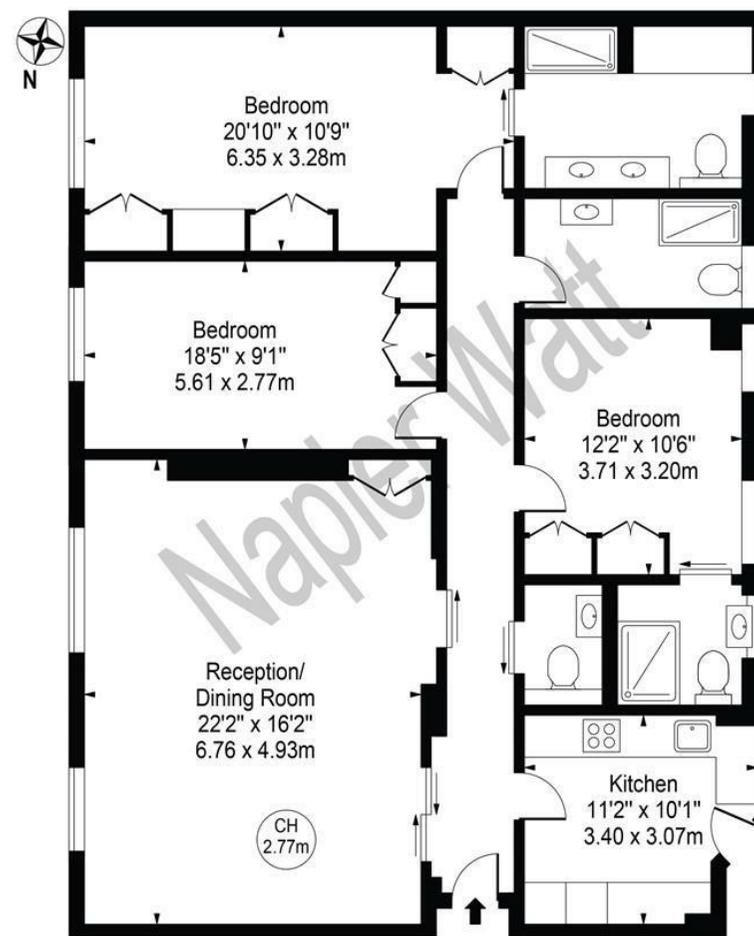
Service charge is approximately £8,500pa with an additional reserve fund of £3,500 pa

Ground rent is £250 per annum

Leasehold 101 years

Fursecroft Court

Approx. Gross Internal Area 1401 Sq Ft - 130.15 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale

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.