



2 Mansfield Street,  
, W1G

£3,460 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

Stunning lateral three-bedroom penthouse with one of the largest terraces in Marylebone. This light and airy apartment is set on the sixth floor (with direct lift access) and is approximately 2,659sq ft. This stylish modern home comprises a large open plan kitchen living room dining area, elegant master suite, second bedroom with en-suite shower room, living room, study, third bedroom, separate shower room, utility room and a vast dual aspect balcony with views to the north and east. This imposing, period, purpose-built block boasts 24-hour porters and is ideally located a short walk from Marylebone High Street and Oxford Circus. Available, furnished.

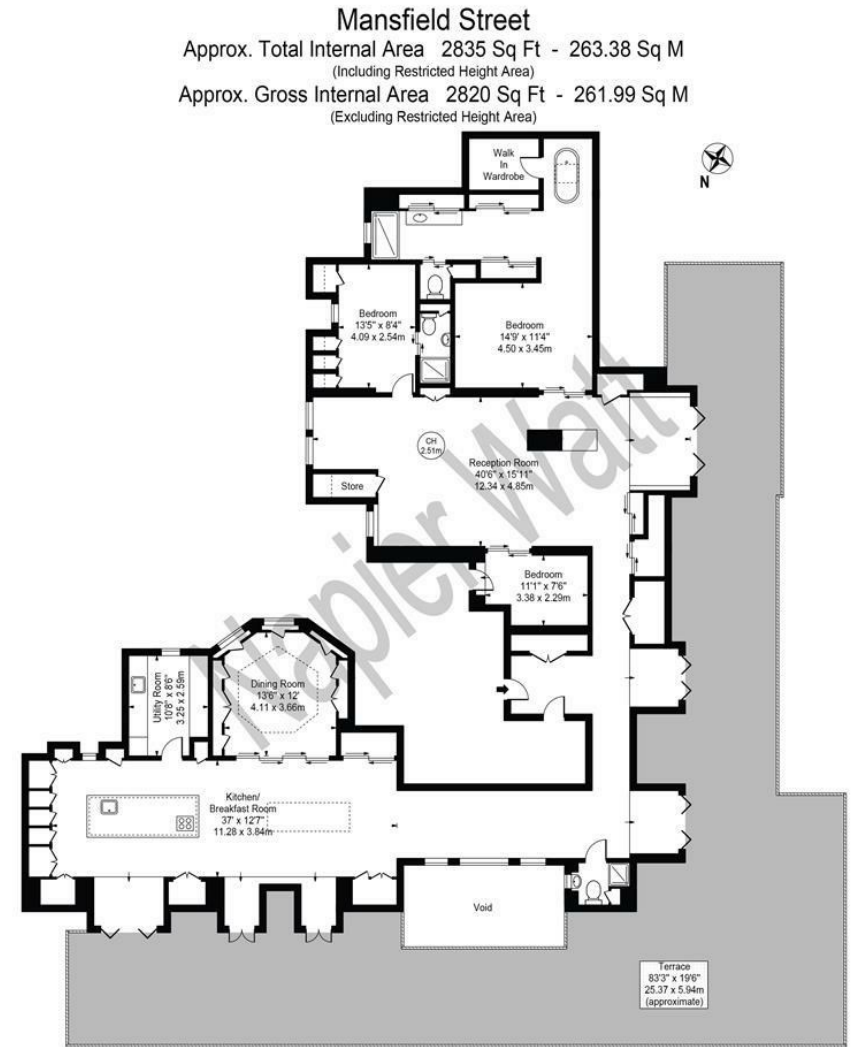
Westminster Council Tax Band H

## Key Features

- STUNNING ROOF TERRACE
- 24-HOUR CONCIERGE
- LIFT WITH DIRECT ACCESS
- LATERAL APARTMENT

## Terms

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



**Sixth 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.