GEORGE STREET, MARYLEBONE, LONDON W1H

Asking Price £2,395,000 Leasehold

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PROPERTY CONSULTANTS

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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.

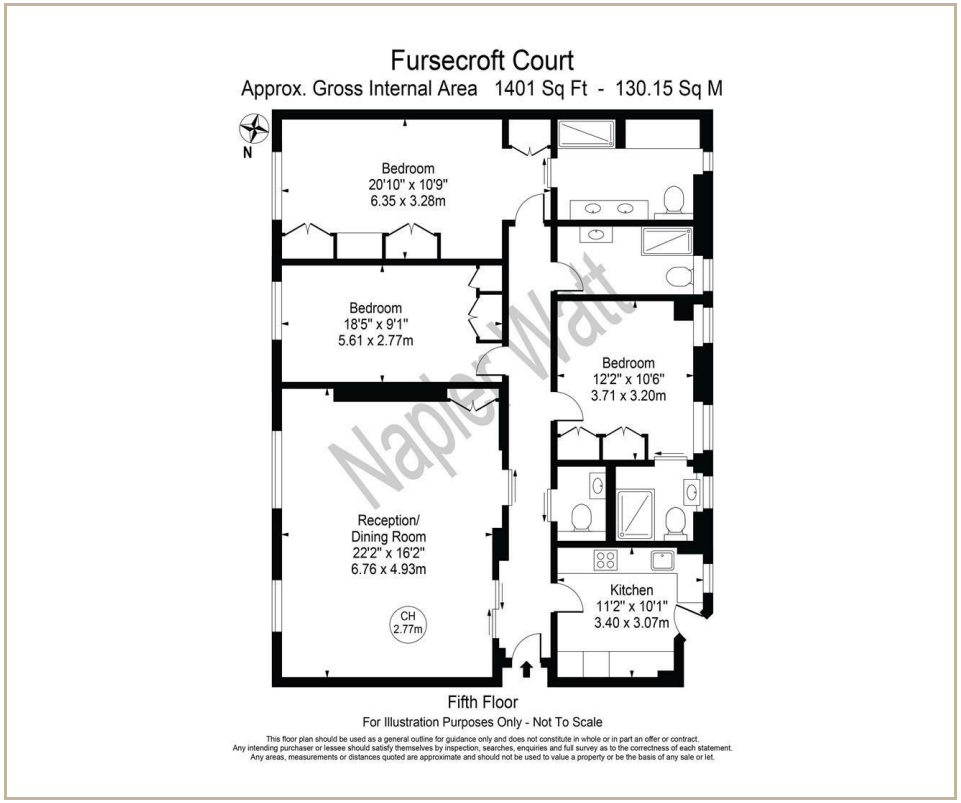
The property has been fully refurbished to a very high standard and benefits from comfort cooling, all new joinery, wiring and plumbing, and under floor heating to tiled areas.

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 porterage 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



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

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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