



BERKELEY COURT MARYLEBONE ROAD,
LONDON, NW1
Asking Price £3,695,000 Leasehold

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NAPIER WATT
PROPERTY CONSULTANTS

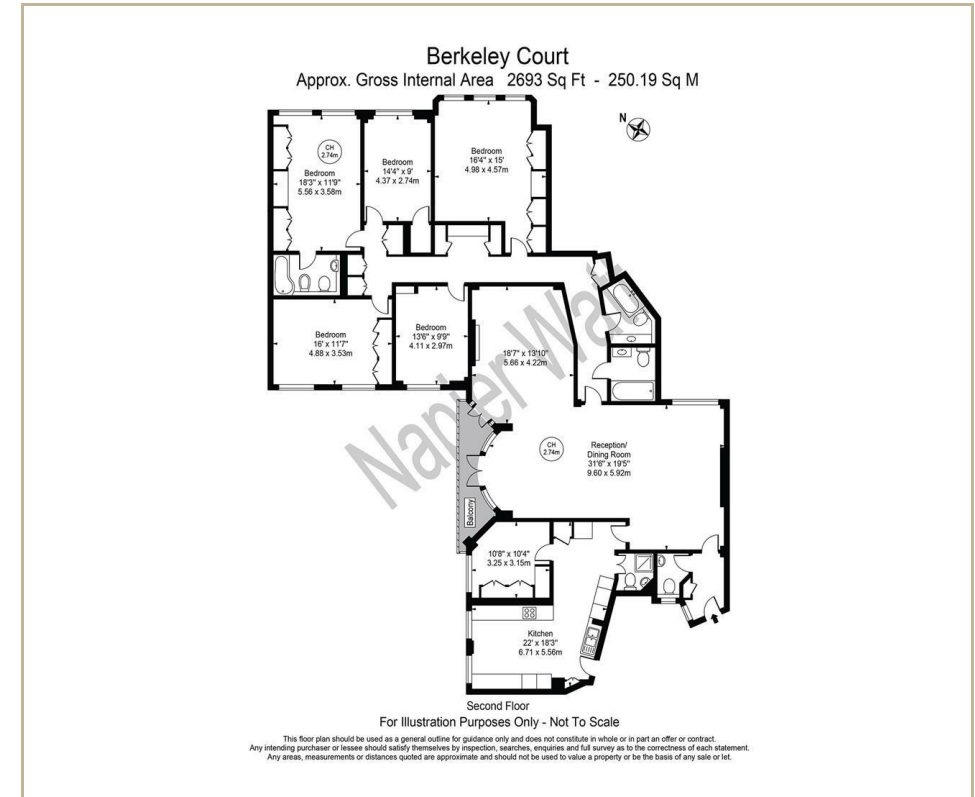
Description

Sole agents Napier Watt are pleased to offer this exceptionally spacious, 2,693 sqft / 250 msq., six bedroom, four bathroom, lateral family apartment set on the second floor of one of Marylebone's most prestigious portered buildings.

Berkeley Court is a well-maintained Art Deco block featuring a 24-hour concierge service, large communal lobby, covered secure drop off area and a communal landscaped roof garden with breathtaking views across the capital. The property is ideally located for all the boutique shops and restaurants of Marylebone as well as the green open spaces of Regent's Park. Located on the corner of Marylebone Road and

Baker Street, the property is ideally located for all the boutique shops and restaurants of Marylebone and St John's Wood as well as the green open spaces of nearby Regent's Park and Primrose Hill.

Entrance Hall : Guest WC ; Dining Room : Double Reception Room : Fitted Klcthen : Utility Area : Master Bedroom With Ensuite : 5 Further Bedrooms : 3 Further Bathrooms : Balcony : Extensive Communal Roof Terrace



TERMS

Leasehold : The property is offered with the benefit of a new 125 year lease

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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