



BILTON TOWERS, GREAT CUMBERLAND PLACE  
LONDON, W1H

Asking Price £995,000 Leasehold

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**NAPIER WATT**

PROPERTY CONSULTANTS



## Description

Offering excellent potential, a bright, predominantly south facing, 2 bedroom, 2 bathroom apartment set on the 5th floor of this highly sought-after portered building moments walk from Marble Arch.

Bilton Towers benefits from 24-hour porterage, passenger lifts and communal gardens. Superbly located in the heart of Marylebone, with shops, restaurants, and bars all within walking distance. Fantastic transport links include Marble Arch

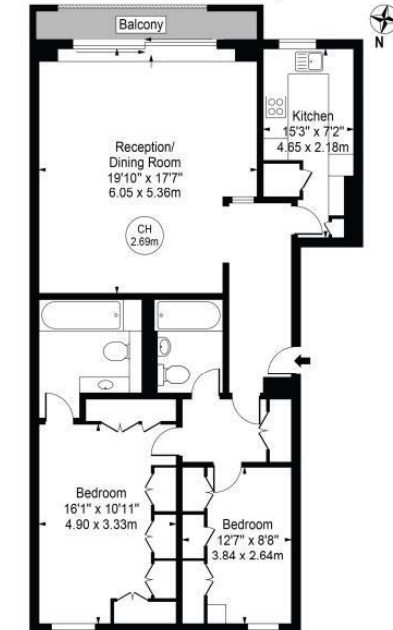
Underground Station (Central Line) and Bond Street Station (Central Line and Jubilee Line).

Entrance Hall : Reception Room : Balcony : Fitted Kitchen : Two Double Bedroom : Ensuite Bathroom : Shower room

Leasehold : 99 years (less 10 days) from 29 September 1949 ie 27 years. This can of course be extended subject to a premium and a qualifying lease.



**Bilton Towers**  
Approx. Gross Internal Area 1008 Sq Ft - 93.65 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.

## TERMS

Leasehold : 99 years (less 10 days) from 29 September 1949 ie 27 years

Rent : A peppercorn rising to £12,500

Service Charge : £2,293.54 per quarter

**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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