



FURSECROFT, GEORGE STREET,  
LONDON, W1H  
Asking Price £2,495,000 Leasehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

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

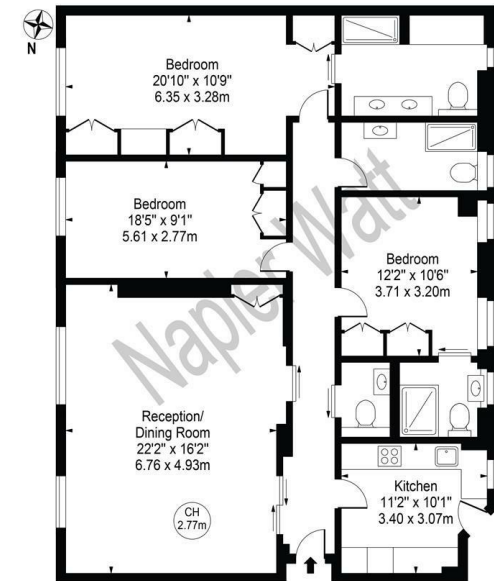
and hallways. The block also benefits from 24 hour uniformed portage and lifts.

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)



**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.

## TERMS

Service charge is approximately £8,500pa with an additional reserve fund of £3,500 pa  
Leasehold 102 years - (this can be extended by 90 years for a nominal premium which has been agreed)

**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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