Fitzhardinge house Portman Square, Marylebone, W1H

Guide Price £4,500,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF

Description

A exceptionally bright and spacious (estimated 2,185 sqft / 203 sqm) three bedroom, three bathroom penthouse apartment set on the seventh floor of this sought after purpose built block. The apartment is in need of updating but benefits from a terrace that stretches the entire width of the property.

NB we would like to draw your attention to the Westminster planning portal where a planning application has been submitted to create three penthouse apartments 21/08177/FULL

: Huge "L" Shaped Reception Room With Open Plan Kitchen 47'6 x 34'1 (14.48m x 10.39m) : 3 Double Bedroom Each With Ensuite Bathrooms : Balcony : Reserved Secure Parking : Council Tax H

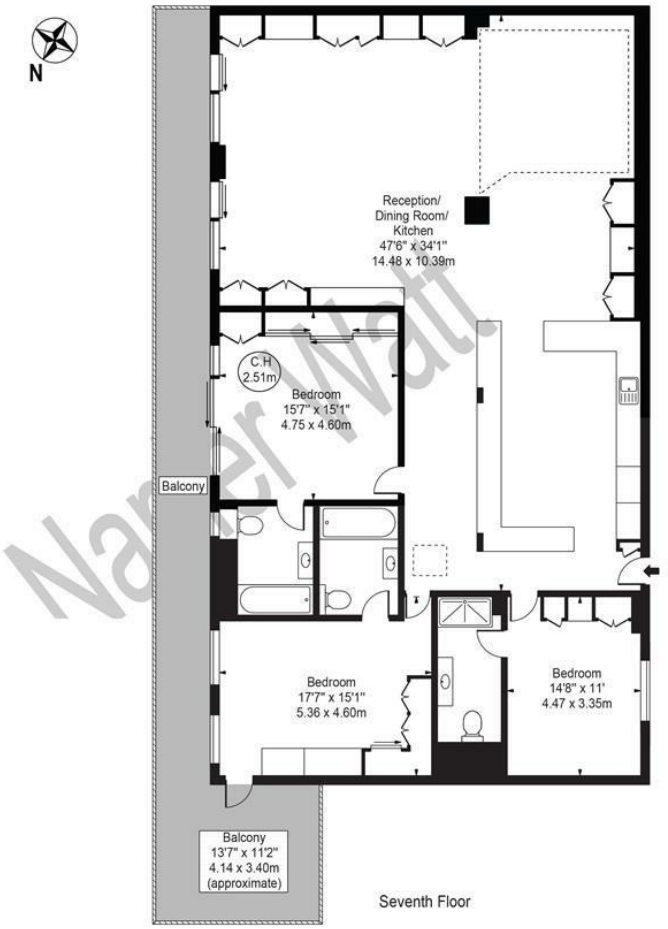
Key Features

- 7TH FLOOR WITH VIEWS
- LIFTS
- OPEN PLAN FEEL
- IN NEED OF SOME UPDATING
- 24 HOUR CONCIERGE
- LARGE TERRACE
- RESERVED PARKING
- VERY BRIGHT AND LIGHT

Terms

Leasehold : 5 March 2151 - 129 Years
Council Tax H £3848.90 for 2023/4
Ground Rent £250
Lease 128 years remaining (copy of lease attached)
Service charge: including insurance £ 13,605.64

Fitzhardinge House



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.