



55 George Street, Marylebone, W1U

Asking Price £3,500,000, Leasehold

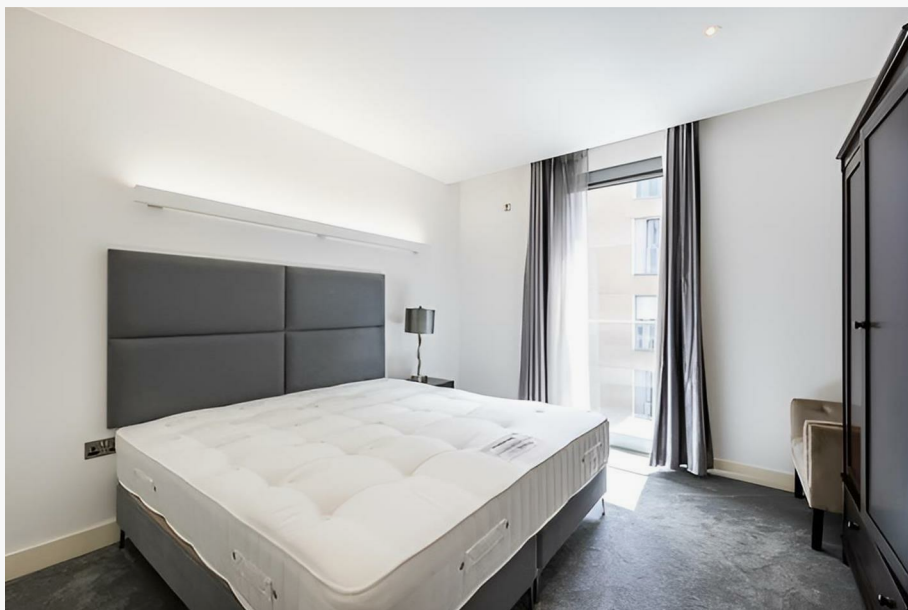
NAPIER WATT

T: 0207 935 0011

E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)

W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF



## Description

A stunning three-bedroom apartment set within this prestigious block on the corner of Baker Street and George Street. This second floor lateral property of approximately 1,765sq ft consists of spacious living room, open plan kitchen, master suite with walk-in wardrobe and en-suite with bath and shower, two further bedrooms, one en-suite and a separate bathroom. From the sleek design to the large windows, this home has a light, airy and contemporary feel. Features include comfort cooling, 24-hour porter and passenger lifts, not to mention a wonderful communal garden.

Entrance Hall : 3 Bedrooms : 3 Bathrooms : Secure Underground Parking : Porter :  
Comfort Cooling : Lifts : Council Tax Band G : EPC Rating B

## Key Features

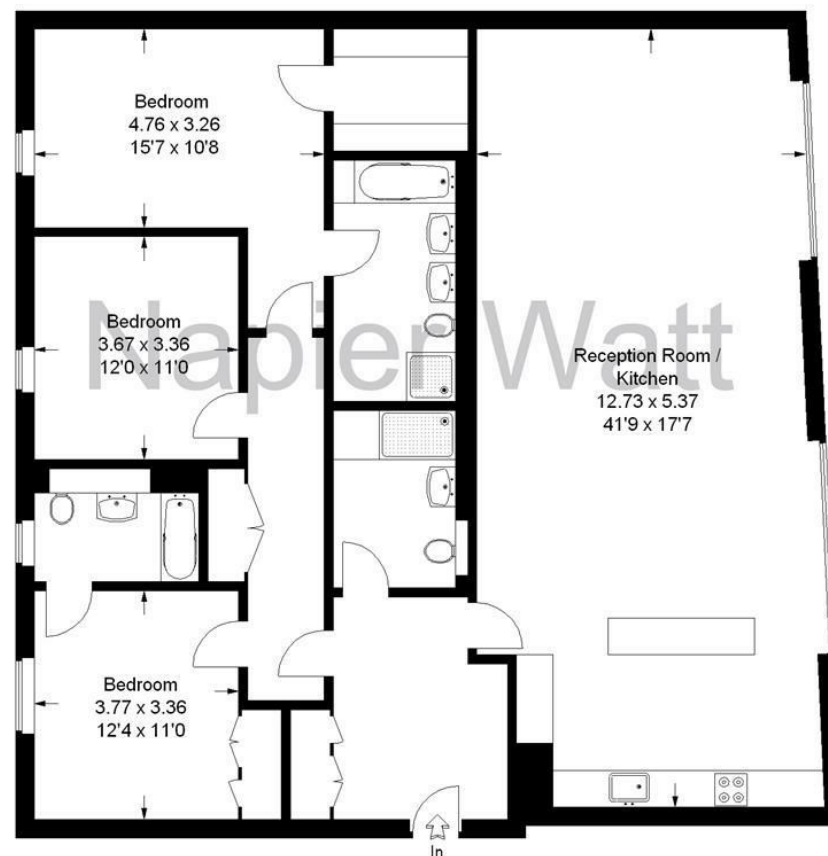
- 24-HOUR PORTERAGE
- LIFTS
- AIR CONDITIONING
- FLOOR TO CEILING WINDOWS
- CCTV
- 2ND FLOOR
- PARKING

## Terms

Leasehold : 125 years (less 3 days) from 25 March 2011 ie 110 years  
Service Charge : £7,229 per quarter inc reserve fund  
Parking : Service Charge : £2,000 pa  
Ground Rent : £1,000pa  
Council Tax Westminster Band G

## George Street

Approximate Gross Internal Area :- 164 sq m / 1765 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate.  
Whilst every care is taken in the preparation of this plan, please check all dimensions,  
shapes & compass bearings before making any decisions reliant upon them. (ID11813)

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.