



THE PHOENIX
MARYLEBONE, W1U
£5,200 Per Month

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PROPERTY CONSULTANTS

Description

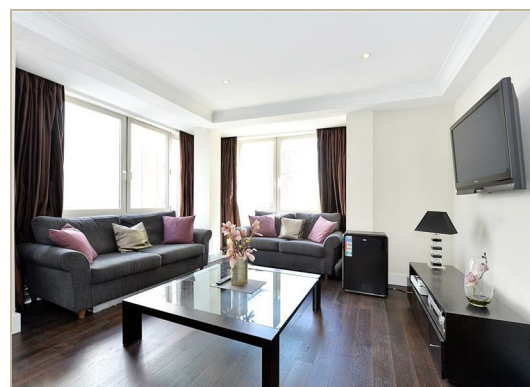
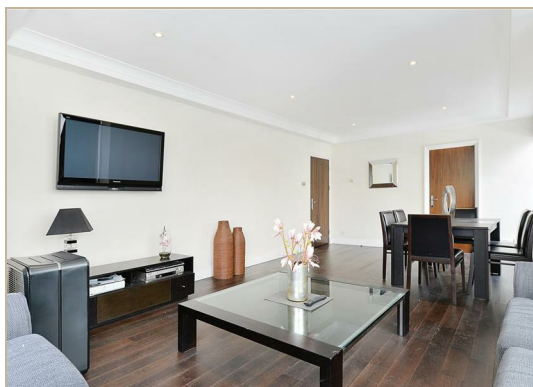
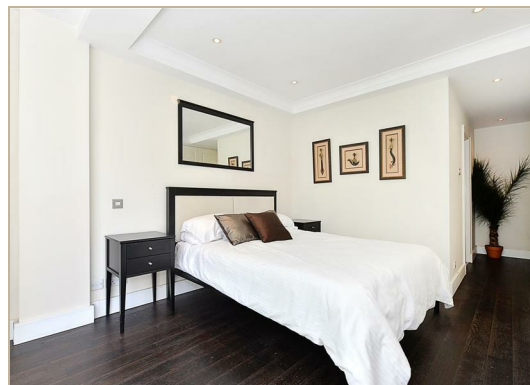
A very well presented two bed, two bath first floor apartment for rent in a popular modern purpose-built block. The Phoenix is centrally located moments from Selfridges department store, Oxford Street & St Christopher's Place.

The apartment benefits from a large reception room a separate kitchen with master bedroom en-suite a further

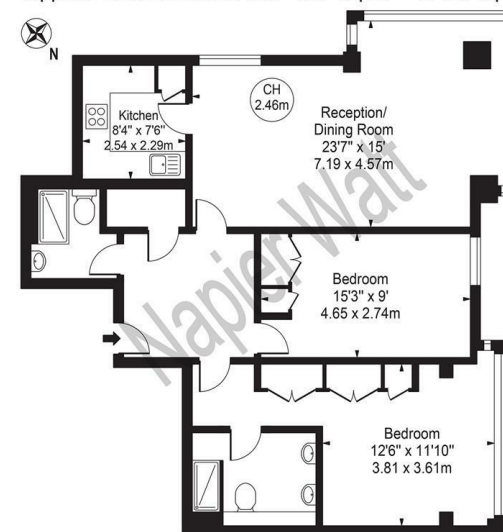
2nd Bedroom and a second Shower Room 24 Porter | Secure Underground Parking.

Moments walk from Bond Street station (Jubilee Line)

Westminster City Council, Council Tax band H



The Phoenix
Approx. Gross Internal Area 937 Sq Ft - 87.05 Sq M



First 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

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

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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