Richbourne Court Harrowby Street, Marylebone, W1H

Asking Price £2,200,000, Leasehold

NAPIER WATT

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Description

Sole Agents Napier Watt are pleased to offer for sale this exceptionally spacious 1,988 sqft / 184sqm 3 bedroom apartment set on the third floor of this sought after modern development ideally located for the shops, restaurants and transport facilities of the West End.

Internally the apartment is in need of some updating, but benefits from a large duel aspect reception room, with access to a front and rear terrace, and attractive outlook over the well maintained communal gardens. Unusually the three bedrooms all have ensuite bathrooms.

Richbourne Court benefits from a large communal entrance hall, 24 hour porter, lifts, communal gardens and video entry system.

Entrance Hall : Large Reception Room : Kitchen / Breakfast Room : 3 Bedrooms All Ensuite : Guest WC : Balcony : Secure Under Ground Parking : Porter : Lifts : Large Communal Entrance

Council Tax Band H Westminster : EPC B

Key Features

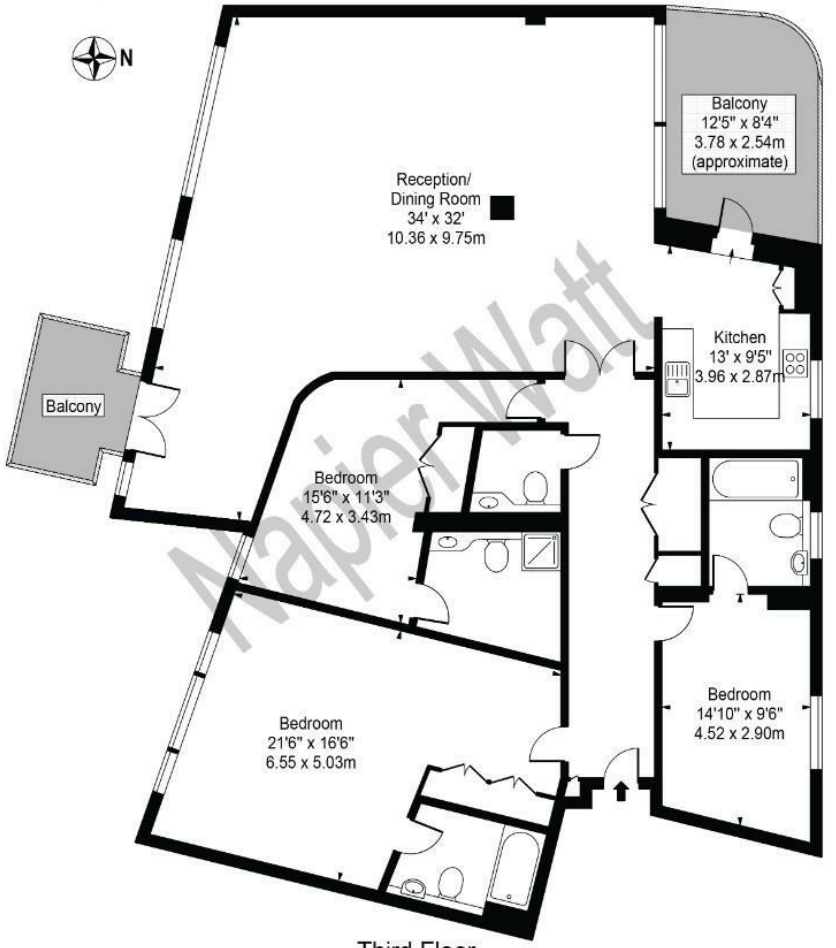
- 4TH FLOOR WITH LIFT
- COMMUNAL GARDENS
- SECURE PARKING
- LIFT
- BALCONY
- 24 HOUR PORTERAGE

Terms

Lease and share of freehold : 125 years (less 3 days) from 24 December 2001 oe 103 years
Council Tax Band H
EPC B
Service Charge £3138.07 Quarterly Sinking fund £1,004.38 Quarterly.
Ground Rent ; £600 p/a until 2026 (first 25 years) then it doubles every 25 years to a maximum of £4,800 for the remainder of the term.

Richbourne Court

Approx. Gross Internal Area 1988 Sq Ft - 184.69 Sq M



Third 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.

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.