



, Dorset Street,  
Marylbone, W1U

£3,250 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

A beautifully refurbished Georgian townhouse, ideally situated in the heart of Marylebone, offering easy access to the area's superb amenities. Spanning over 2,250 sq ft and arranged over five floors, this home is filled with natural light and features a seamless blend of modern decor with charming period details. The property boasts generous living spaces, complemented by wooden flooring and large windows throughout. The brand new kitchen, equipped with state-of-the-art built-in appliances, is conveniently located adjacent to a patio and an entertainment area, perfect for hosting gatherings or enjoying family meals. The bathrooms have been newly fitted to a high standard, offering a sleek, contemporary finish. All four bedrooms are well-proportioned, each featuring built-in wardrobes and ample natural light. The property is offered unfurnished but can be furnished upon separate negotiation.

4 Bedrooms : 3 Bathrooms : 1 Guest WCs : Access To Portman Square : Patio : Westminster Council Tax Band H : EPC Rating C

## Key Features

- STUNNING PERIOD PROPERTY
- PATIO
- RECENTLY REFURBISHED
- ACCESS TO PORTMAN SQUARE

## Terms

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



Main area: Approx. 195.7 sq. metres (2106.2 sq. feet)  
Plot: approx. 6.2 sq. metres (66.4 sq. feet)

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.