



, Fursecroft,  
George Street, W1H

Asking Price £2,350,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A three double bedroom, two bathroom fourth floor (with lift) apartment set within a popular portered block.

The property is located on the corner of Brown and George Street and is superbly located for local amenities and transport links of Edgware Road, Baker Street, Marylebone and Hyde Park and a short walk to Marble Arch, Paddington, Edgware Road and Marylebone Station.

: Entrance Hall : Reception Room : Kitchen : 3 Double Bedrooms : Ensuite Shower Room : 2 Further Shower Rooms : Westminster Council Tax Band E : EPC Rating C :

## Key Features

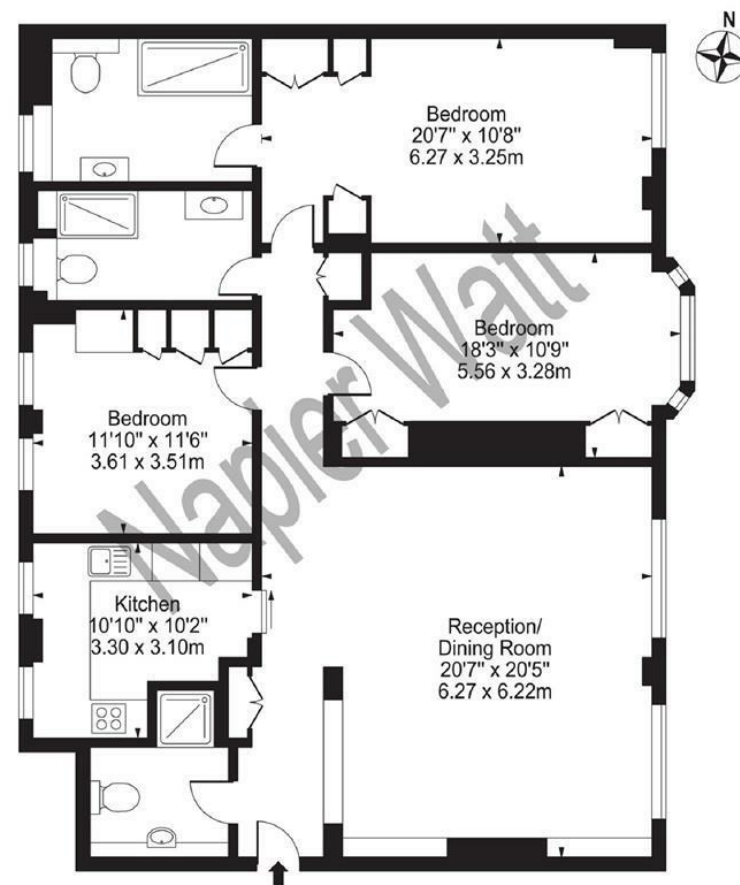
- 24 HOUR PORTERAGE
- INC SOME HOT WATER & CENTRAL HEATING IN SERVICE CHARGE
- THREE BEDROOMS
- DOUBLE RECEPTION
- LIFTS
- SOME WOOD FLOORS
- 3 BATHROOMS

## Terms

Leasehold Approx. 103 Years Remaining  
Ground Rent £70 Per Annum

## Fursecroft Court

Approx. Gross Internal Area 1385 Sq Ft - 128.67 Sq M



Fourth 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.