



36 DEVONSHIRE PLACE,  
MARYLEBONE VILLAGE, W1G  
Asking Price £1,750,000 Leasehold

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**NAPIER WATT**  
PROPERTY CONSULTANTS

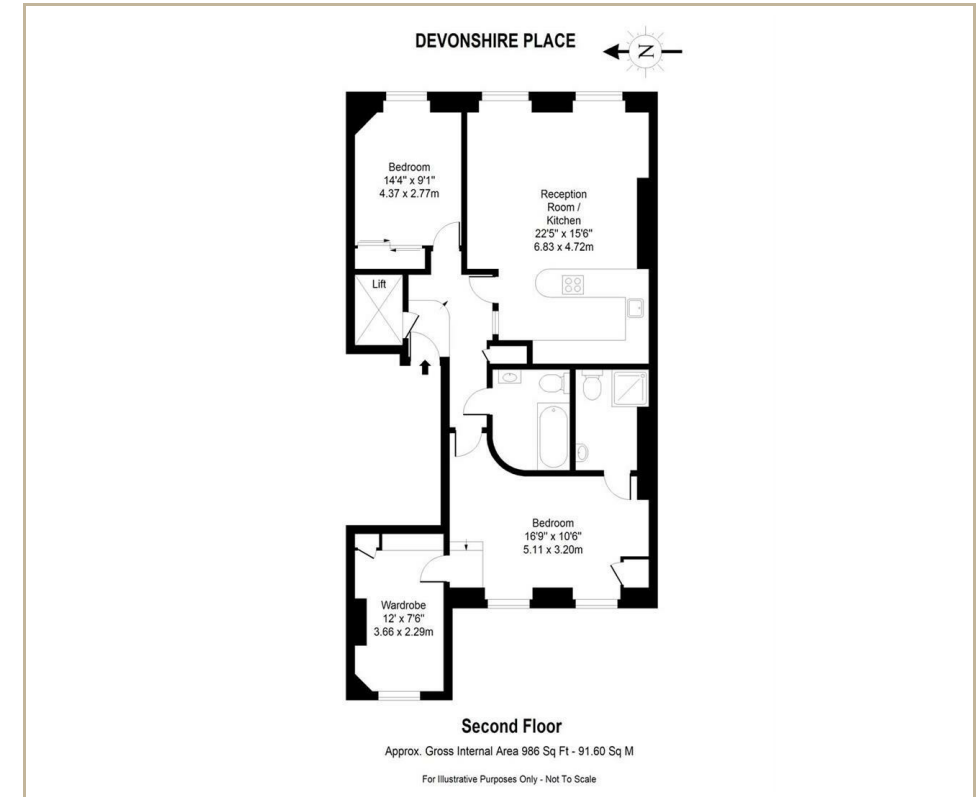
## Description

An exceptionally bright and airy, two double bedroom, two bathroom apartment occupying the entire second floor of an imposing Georgian town house located in the heart of Marylebone Village.

The property is offered in good decorative condition with a contemporary, modern interior with wood floors through out, well fitted kitchen and bathrooms and direct lift access into the apartment.

It comprises an open plan kitchen/ reception room with lovely original features and high spec kitchen, master bedroom with en suite shower room and separate dressing room, second double bedroom and second bathroom. Underfloor heating throughout.

Entrance Hall : Reception Room : Open Plan Kitchen : Master Bedroom With Dressing Room and Ensuite Shower Room : Second Double Bedroom : Bathroom : Direct Lift Access : EPC Rating C



## TERMS

Service Charge £1,316 PER HALF YEAR  
Leasehold 147 years

**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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