



Flat 2, 18 Maddox Street, London W1S 1PL

Guide Price £1,999,500

Subject To Contract Leasehold

A beautifully presented two-bedroom first floor apartment benefiting from a open plan reception/kitchen/dining room. Modern décor throughout, the bright property features a master bedroom, an en suite bathroom, a double bedroom and family bathroom.

2 Bedrooms : Bathroom : En Suite Shower Room : Reception Room : Kitchen : EPC Rating C

NAPIER WATT, 35 BERKELEY SQUARE, MAYFAIR, LONDON, W1J 5BF

T. +442079350011 F. 02072588510

WWW.NAPIERWATT.CO.UK

REGISTERED OFFICE: 35 BERKELEY SQUARE, LONDON W1J 5BF COMPANY REGISTERED IN ENGLAND AND WALES NO. 7290378



Terms and Conditions

Price

£1,999,500 Subject To Contract

Tenure

Leasehold, expires 13/12/2131

Service Charge:

£5,111 pa

Ground Rent:

£350 pa

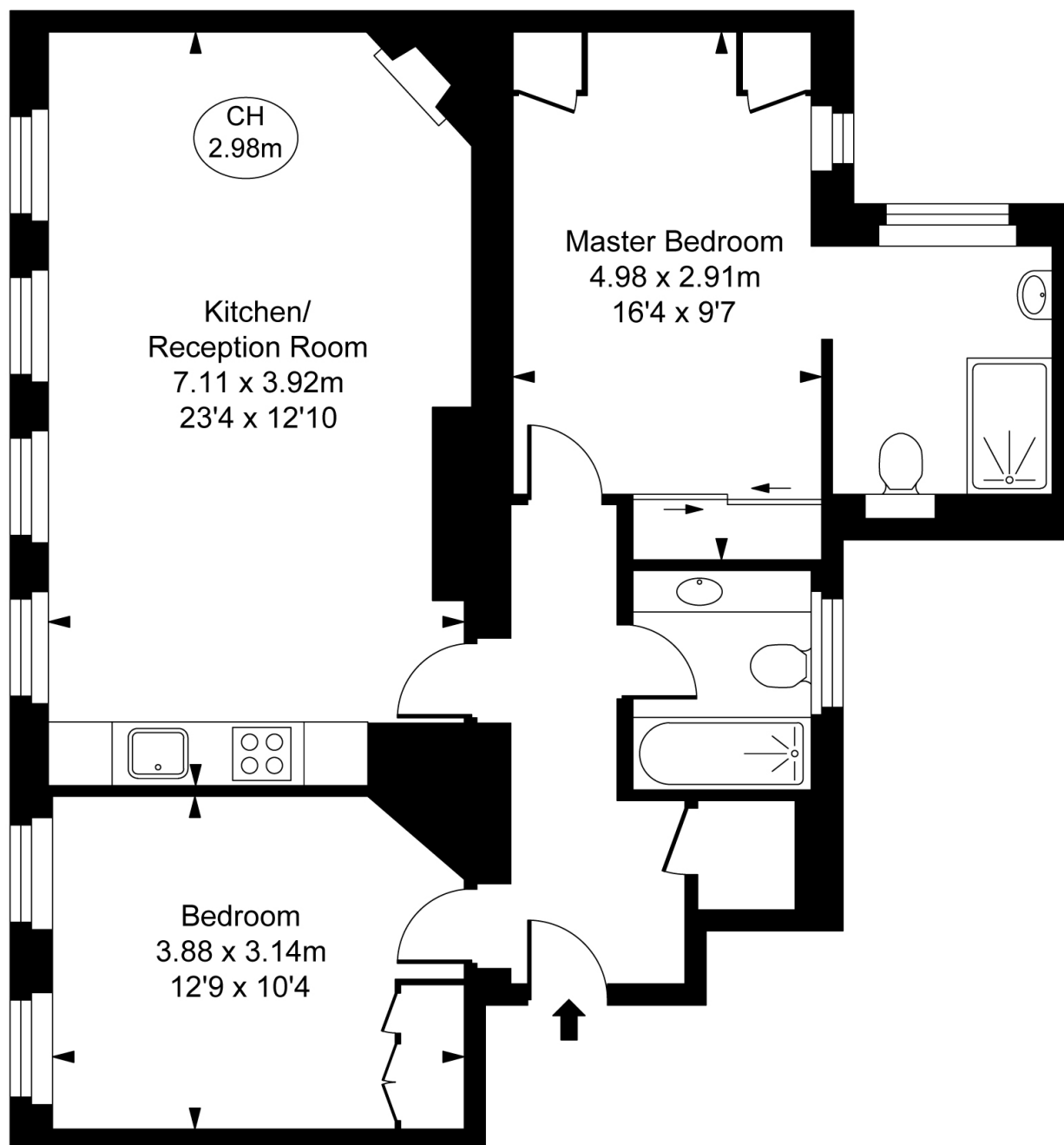
Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

Maddox Street, W1S
Approximate Gross Internal Area
75 sq m / 807 sq ft

(CH = Ceiling Heights)



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	<div>70</div>	<div>78</div>
England, Scotland & Wales	EU Directive 2002/91/EC	