



, Berkeley Court,  
Marylebone Road, NW1

Asking Price £1,950,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A spacious three bedroom family apartment for sale on the first floor (with lift) in this smart purpose built block with 24 hour uniformed portering and a wonderful residents' roof garden with views across London. The accommodation provides a principle bedroom with en suite shower room and dressing area, 2 further bedrooms, 2 further shower rooms, a large intercommunicating reception and dining room, eat in kitchen and a guest WC. Berkeley Court is located opposite Baker Street Underground station with Regent's Park & Marylebone High Street close by.

Entrance Hall : 34'9/10.5m Double Reception Room : Kitchen / Breakfast Room : 3  
Bedrooms : 3 bathrooms (1 ensuite) : Guest WC EPC Rating C.

## Key Features

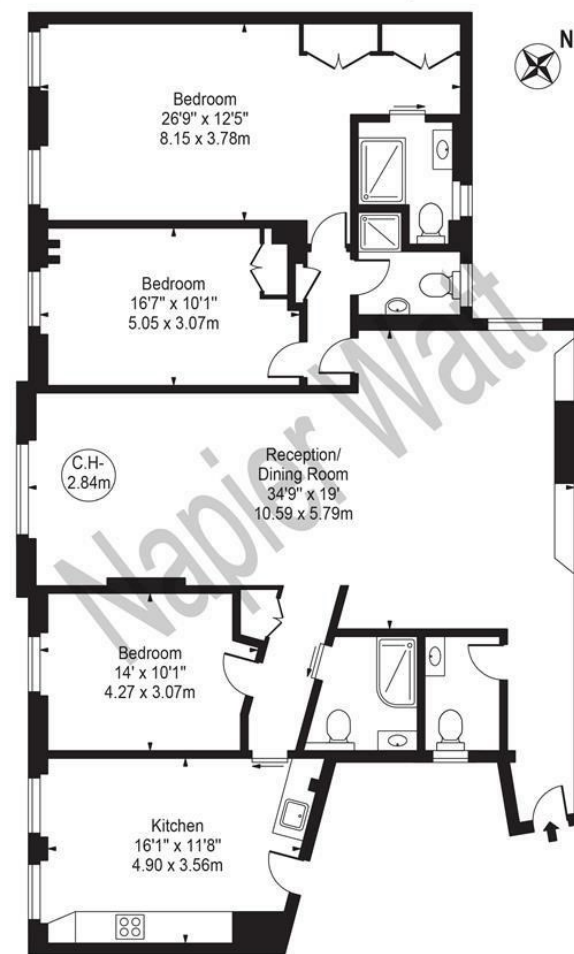
- 24 HOUR PORTER
- CLOSE TO REGENTS PARK
- PASSENGER LIFT
- COMMUNAL ROOF GARDEN

## Terms

Leasehold: 961 Years Remaining  
Ground Rent: £100 PA.

## Berkeley Court

Approx. Gross Internal Area 1648 Sq Ft - 153.10 Sq M



First 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.