



26, Nottingham Place,  
, W1U

£1,200 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

A lovely, smart, ground floor flat in this imposing period building in Marylebone Village. Comprises a bright double bedroom with fully fitted wardrobes, generous open plan reception room and kitchen/diner and a stylish modern bathroom. Boasts neutral decor throughout and is presented in excellent condition. Ideally located, just moments from Baker Street Underground station, Princess Grace Hospital and Marylebone Road.

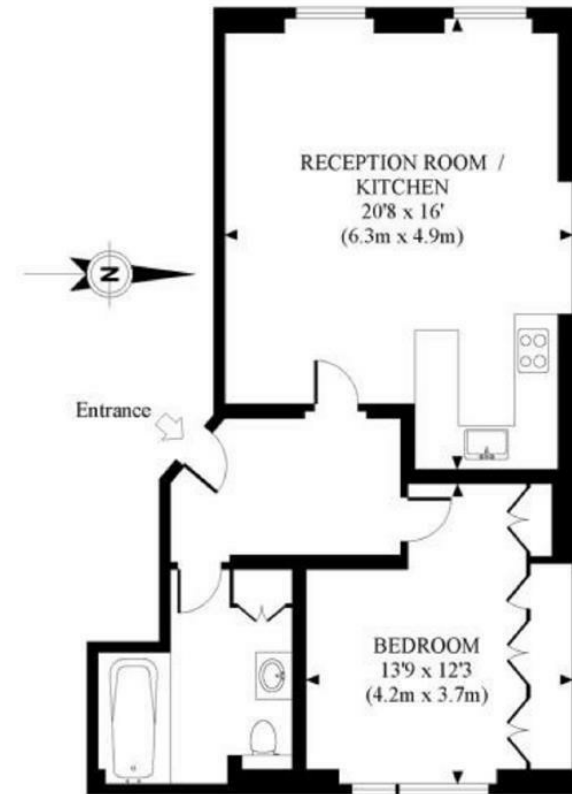
Westminster Council Tax Band E. EPC Rating C.

## Key Features

- CLOSE TO REGENTS PARK
- EASY ACCESS TO BAKER STREET STATION

## Terms

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



RAISED GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 624 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT / 58 SQ M

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.