



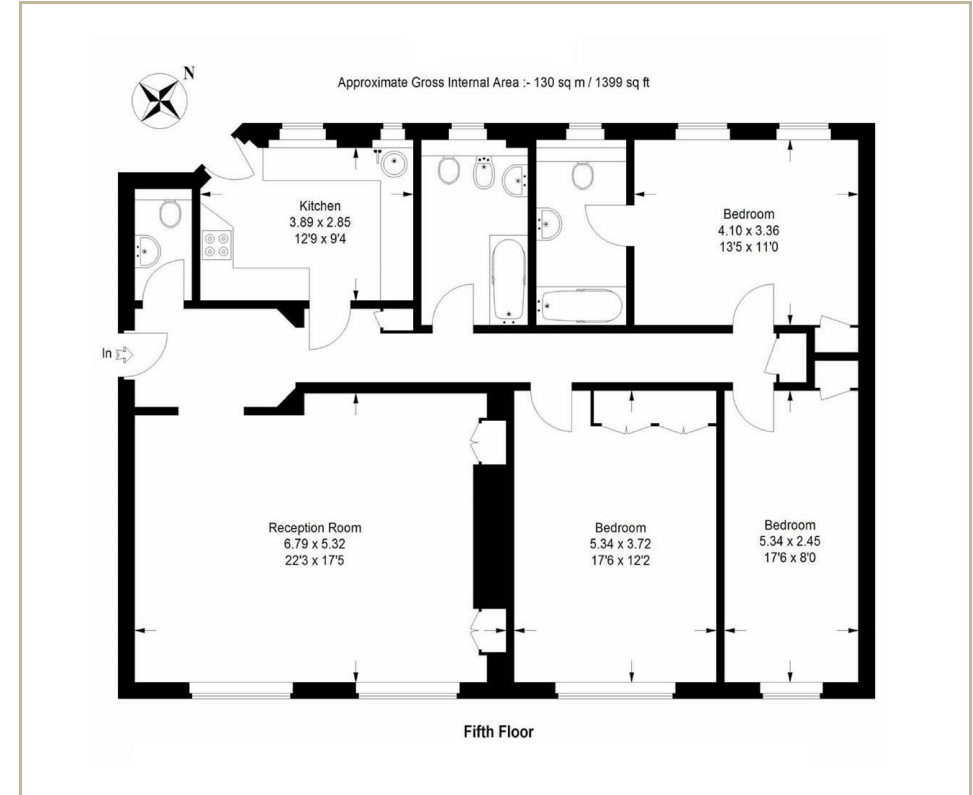
FURSECROFT,  
MARBLE ARCH, W1H  
Asking Price £1,665,000 Leasehold

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
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**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

SOLE AGENTS NAPIER WATT This property looks like EXCELLENT value at ONLY £1,190 sqft. Sole Agents Napier Watt are pleased to offer for sale. In need of refurbishment, bright and spacious (1399 sqft/130 sqm) fifth floor flat. The apartment comprises entrance hall, reception room, kitchen, three double bedroom, two bathrooms (1 ensuite) and guest wc. Fursecroft is a twenty four hour portered block with lifts located on Brown Street off of George Street and superbly located for local amenities and transport links of Edgware Road, Baker Street, Marylebone & Hyde Park.



## TERMS

Lease 109 years,  
 £5,922 half year  
 Ground rent £35 half year

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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