



THE PHOENIX, BIRD STREET,
LONDON, W1U
Guide Price £1,050,000 Leasehold - Share of Freehold

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PROPERTY CONSULTANTS

Description

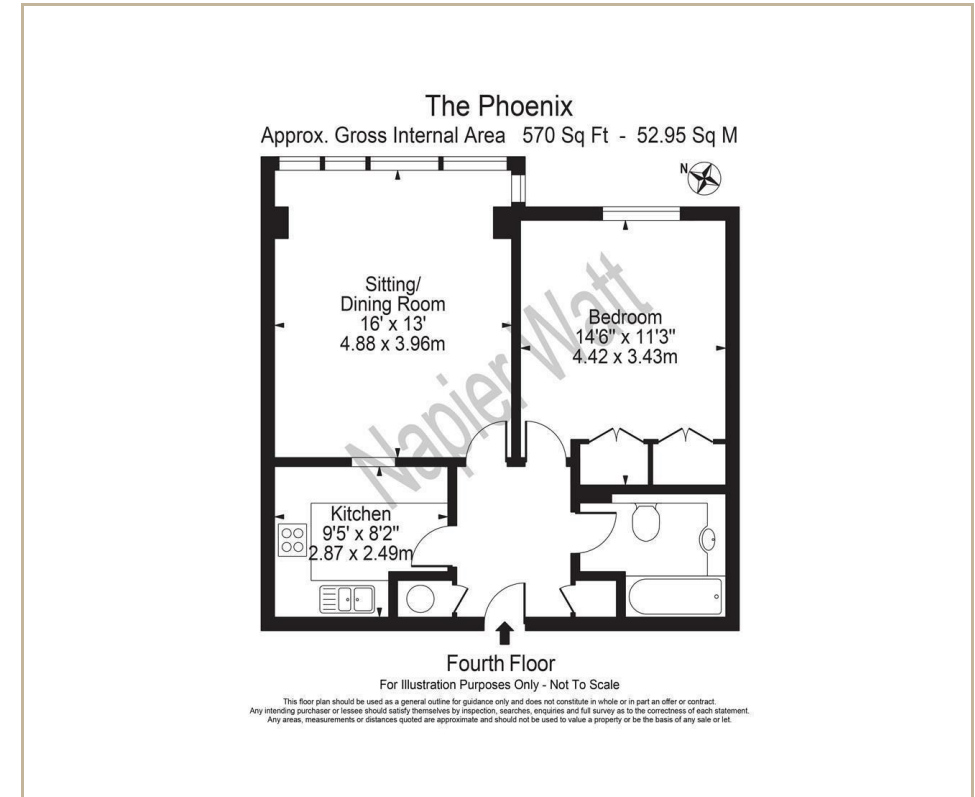
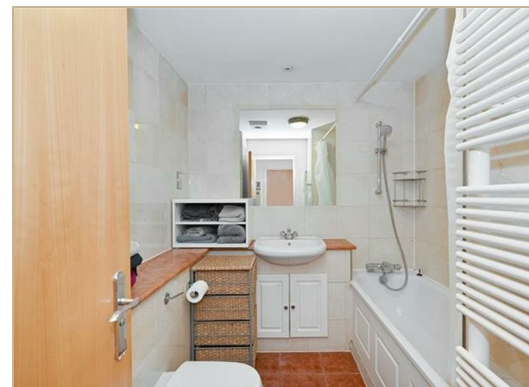
Napier Watt are delighted to offer this spacious one bed Marylebone's eternally popular block, The Phoenix as a Rental Investment. Current tenancy running until 7th December 2022. The annual rent is £30,940 pa with a gross rental yield of 2.94%. The tenant has impressed interest to extend their tenancy for additional 2 years.

The Phoenix benefits from a daytime concierge, lifts and an amazing location just off the world-famous Oxford Street and

moments' walk from the luxurious Selfridges department store and is also next St Christopher's place with its amazing shopping and restaurants and bars.

The flat itself has a separate kitchen, large living space and a large double bedroom with built in wardrobes.

The closest station is also Bond Street Station (Central line & Jubilee line).



TERMS

Leasehold & Share of freehold
999 years from 1 April 1997

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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