



THE PHOENIX BARRETT STREET,  
LONDON, W1U  
Asking Price £2,250,000 Leasehold

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

Extremely bright 3 bedroom, 3 bathroom apartment on the sub-penthouse, seventh floor with views on to Selfridges.

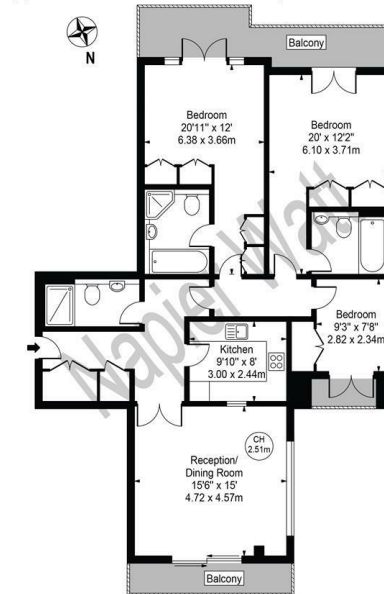
The flat is very well laid out and offers a spacious reception and fitted kitchen. 3 double bedrooms with 2 en-suites and a separate bathroom. In addition, there are three balconies and a parking space available by

separate negotiation.

The Phoenix is a popular modern purpose built block with live in, day porter, lifts, and excellent location with 50 m of Selfridges and 100m to Oxford Street with Bond Street underground being within a short stroll.



The Phoenix  
Approx. Gross Internal Area 1147 Sq Ft - 106.56 Sq M



Seventh 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 a 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.

## TERMS

Leasehold - 999 years from 1 April 1997 ie 976

Ground Rent - £350 pa

Service Charge £4,375 per half year and additional £175 per half year for parking

**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.

T. +44 (0) 20 7935 0011  
E. [enquire@napierwatt.co.uk](mailto:enquire@napierwatt.co.uk)  
[WWW.NAPIERWATT.CO.UK](http://WWW.NAPIERWATT.CO.UK)

**NAPIER WATT**  
PROPERTY CONSULTANTS