



THE PHOENIX, 19 BARRET STREET,  
MARYLEBONE W1U

Asking Price £1,723,200 Leasehold

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**NAPIER WATT**

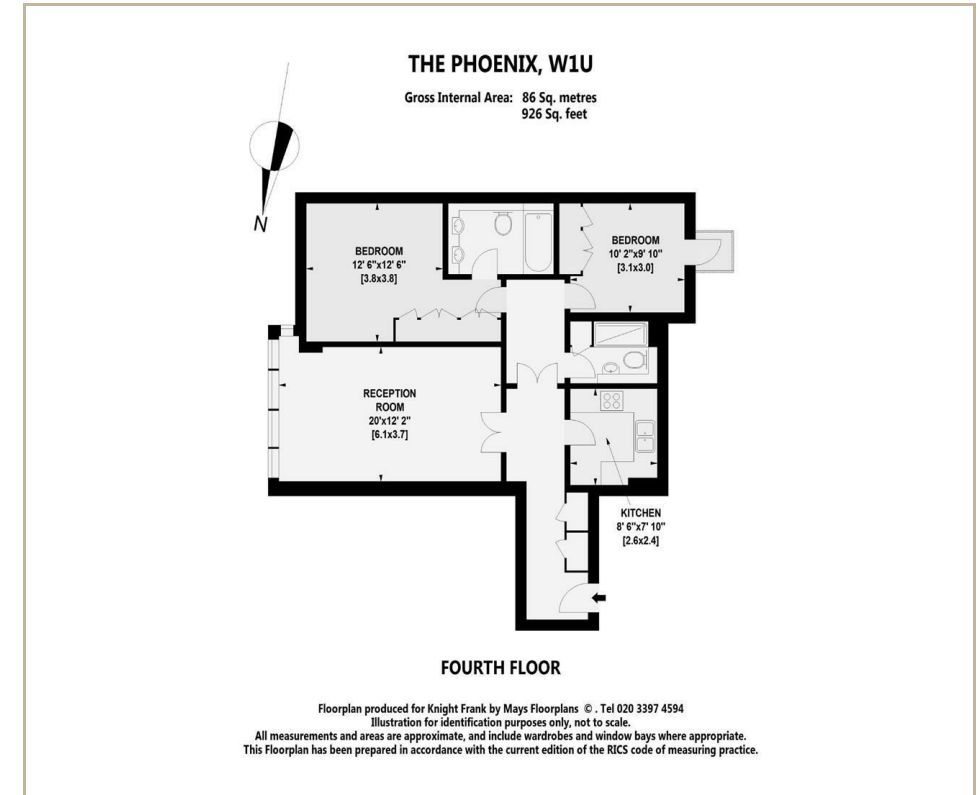
PROPERTY CONSULTANTS

## Description

A bright, modern two double bedroom, two bathroom apartment, set on the fourth floor of this sought after purpose-built building with a porter and a lift, in a superb location in St Christopher's Place. The apartment offers 925 sqft/86 sqm of accommodation and has a spacious reception room with separate modern, fully fitted kitchen.

Located within 100m of Selfridges and 200m of Oxford Street.

Entrance Hall : Reception Room : Separate Kitchen : 2 Bedrooms : 2 Bathrooms (1 ensuite)  
: Balcony : Parking Available By Separate Negotiation : Lift : EPC C



## TERMS

Leasehold : 999 years from 1 April 1997 ie 974 years  
Service Charge : £3,038 per half year  
Ground Rent : £175 per half year  
Parking Available By Separate Negotiation

**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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