



FURSECROFT, GEORGE STREET, MARYLEBONE
W1H

Asking Price £3,695,000 Leasehold

T. +44 (0) 20 7935 0011
E. enquire@napierwatt.co.uk
WWW.NAPIERWATT.CO.UK

NAPIER WATT
PROPERTY CONSULTANTS

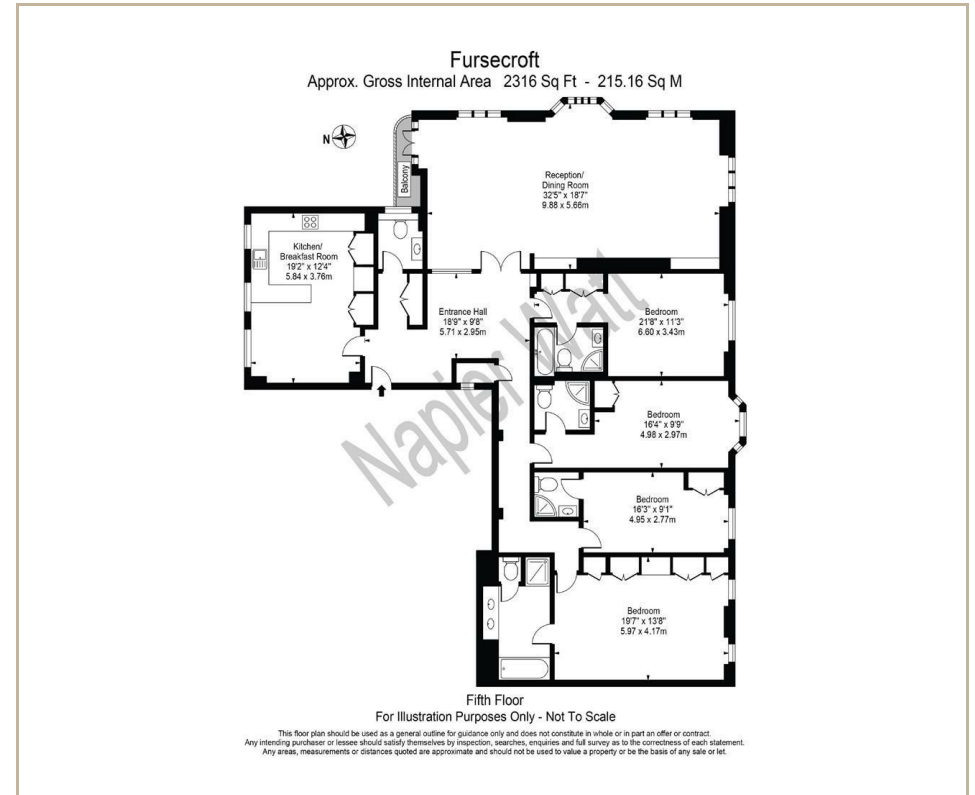
Description

An exceptionally spacious four double bedroom, four bathroom (all ensuite) apartment measured at 2,316 sq ft / 215.53 sq m and situated on the fifth floor of this 24 hour portered block in Marylebone.

The property has been stunningly interior designed and refurbished to an excellent standard and comprises a spacious double reception room, four bedrooms all ensuite, guest wc, large kitchen with dining area and a private

balcony. Of particular note is the contemporary design combining elegant decoration with facilities such as AC.

Superbly located on the corner of George Street and Brown Street the property is located within a short stroll of Edgware Road and the facilities of Marble Arch, Hyde Park and Marylebone and Portman Villages are equally within easy reach. EPC C



TERMS

Leasehold - From 25 August 2004 to 22 March 2123 ie 100 years

Service Charge - £13381.52 per annum, including ground rent

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
WWW.NAPIERWATT.CO.UK

NAPIER WATT
PROPERTY CONSULTANTS