



THE PHOENIX, BIRD STREET
LONDON, W1U

Guide Price £1,050,000 Leasehold - Share of Freehold

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NAPIER WATT

PROPERTY CONSULTANTS

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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.

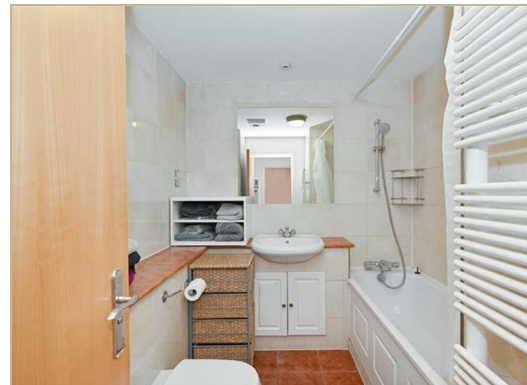
The Phoenix benefits from a daytime concierge, lifts and an amazing location just off the world-famous Oxford Street and moments' walk from the luxurious Selfridges department store and is also next St Christopher's place with its amazing shopping and restaurants and

bars.

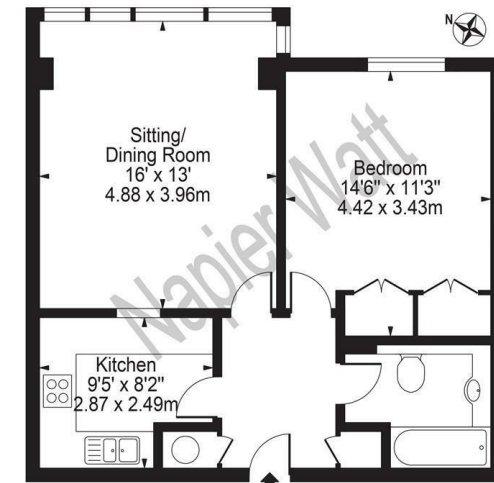
The flat itself has a separate kitchen, large living space and a large double bedroom with built in wardrobes.

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

Council Westminster City, Tax Band G



The Phoenix
Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M



Fourth 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 in 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 & 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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