

, The Phoenix, Barrett Street, W1U

Asking Price £1,500,000, Leasehold

## NAPIER WATT

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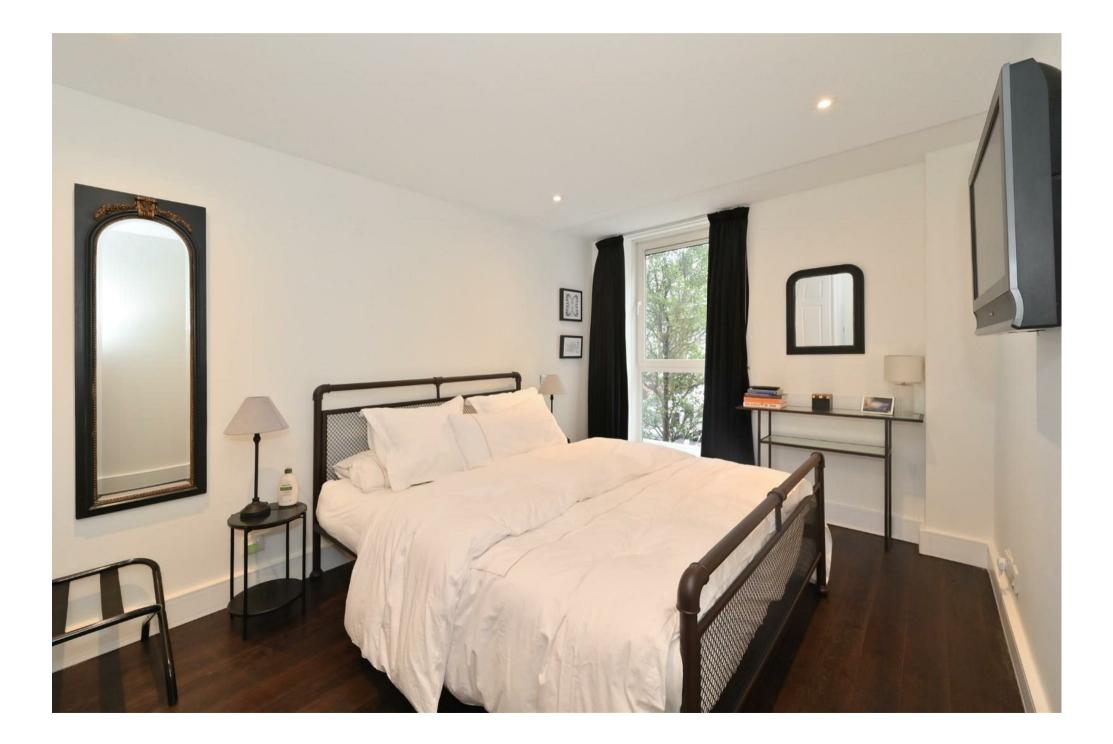
35 Berkeley Square, Mayfair, London, W1J 5BF













## Description

A very well presented two bed, two bath first floor apartment for sale in a popular modern purpose-built block. The Phoenix is centrally located moments from Selfridges department store, Oxford Street & St Christopher's Place.

Reception Room : Kitchen : Master Bedroom & En-suite : Bedroom 2 : Shower Room 2 : Porter : Secure Underground Parking : EPC E

## **Key Features**

- EXCELLENT SECURITY
- FIRST FLOOR WITH LIFT
- GOOD CONDITION

CCTV AND DAY PORTER
LIGHT AND BRIGHT
100M OXFORD STREET
RESERVED PARKING

## Terms

LEASEHOLD 999 years from 1 April 1997 ie 971 years Service Charge £4,232 per half year Parking Space 36 Council Tax H / EPC E The Phoenix Approx. Gross Internal Area 937 Sq Ft - 87.05 Sq M



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.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.