



BERKELEY COURT MARYLEBONE ROAD,
LONDON, NW1
Asking Price £3,695,000 Leasehold

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NAPIER WATT
PROPERTY CONSULTANTS

Description

Sole agents Napier Watt are pleased to offer this exceptionally spacious, 2,693 sqft / 250 msq., six bedroom, four bathroom, lateral family apartment set on the second floor of one of Marylebone's most prestigious portered buildings.

Berkeley Court is a well-maintained Art Deco block featuring a 24-hour concierge service, large communal lobby, covered secure drop off area and a communal landscaped roof garden with breathtaking views across the capital. The property is ideally located for all the boutique shops and restaurants of Marylebone as well as the green open spaces of Regent's Park. Located on the corner of Marylebone Road and

Baker Street, the property is ideally located for all the boutique shops and restaurants of Marylebone and St John's Wood as well as the green open spaces of nearby Regent's Park and Primrose Hill.

Entrance Hall : Guest WC : Dining Room : Double Reception Room : Fitted Klchen : Utility Area : Master Bedroom
With Ensuite : 5 Further Bedrooms : 3 Further Bathrooms : Balcony : Extensive Communal Roof Terrace



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 : The property is offered with the benefit of a new 125 year lease

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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