



The Phoenix, Bird Street,
Marylebone, W1U

Guide Price £1,350,000, Leasehold

NAPIER WATT

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Description

Napier Watt are delighted to offer this lovely 2-bedroom 2-bathroom property located on the 1st floor in the sought after building The Phoenix. The building is located just off St Christopher's place which is where you will find a wide range of amazing restaurants. You are also moments away from Selfridges and the world-famous Oxford Street. Just a few minutes' walk to Bond Street station. The location is truly amazing.

The property itself comprises of 2 double bedrooms one en-suite bathroom and additional separate bathroom as you enter. There is a separate kitchen and a large reception with a small balcony!

Westminster City Council, Council Tax band H

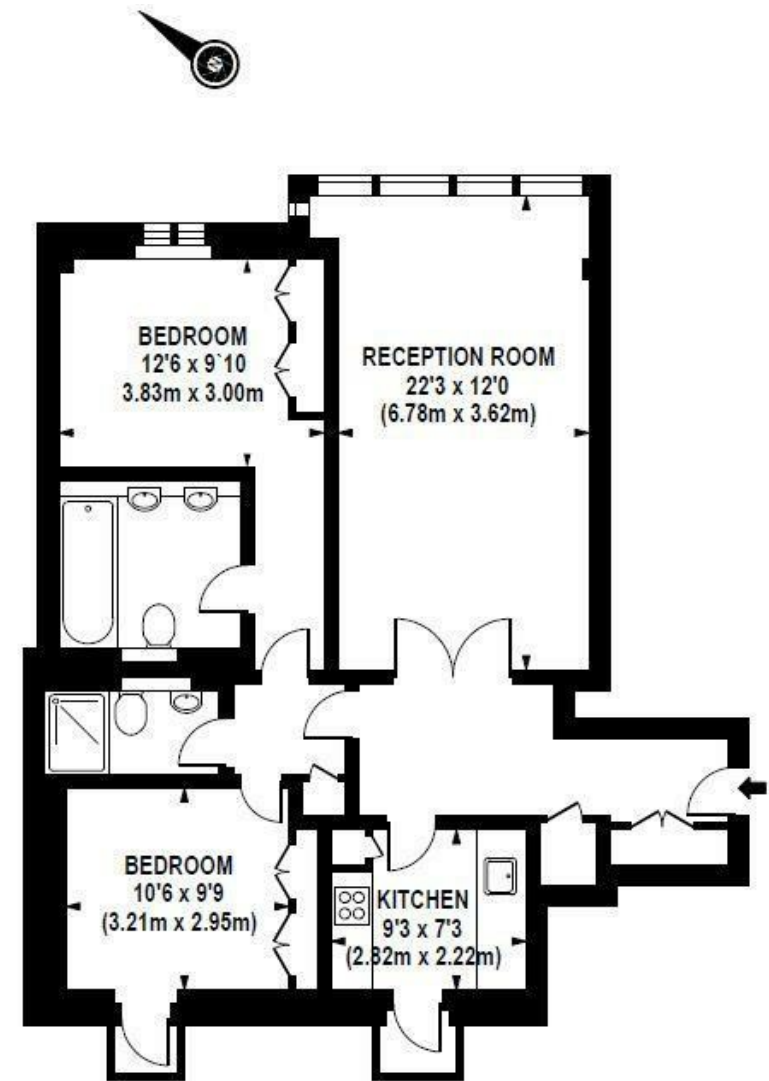
Key Features

- PORTER
- PASSENGER LIFT
- AMAZING LOCATION

Terms

Leasehold : 999 years from 1 April 1997 ie 974 years

Rent : £350 and additional rent



FIRST FLOOR

APPROX. GROSS INTERNAL AREA 916 sq.ft / 85.25 sq.m

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.