Heron Place, 3 George Street, Marylebone, W1U

£3,500 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF

Description

An unparalleled three bedroom, three bathroom, lateral apartment of 2,202 sq.ft. / 205 sq.m. perfectly located on the corner of Marylebone High Street & George Street, fully air conditioned and boasting a charming balcony. The entire home delivers ambassadorial quality, exquisitely styled by Roche Bobois. Capacious, sunny south facing bedroom suites add to the luxury, including a fabulous walk in wardrobe and double shower to the primary. Further indulgences can be found in the bespoke bar, Poggenpohl kitchen, Miele appliances, underfloor heating, Lutron lighting and surround sound, whilst practicalities are offered from the utility room (with separate washer & dryer) and walk in pantry. Exceptional day time porterage, security alarm and multiple safes. Situated in the heart of Marylebone, it's hard to think of an amenity which is not on your doorstep, be it dining, culture, leisure, shopping, cocktails or transport links, it's all, immediately there. Ideally suited for a turnkey resident seeking high standards in a contemporary home.

3 Bedrooms : 3 Bathrooms : Lift : AC : Balcony : Westminster Council Tax Band H : EPC Rating C

Key Features

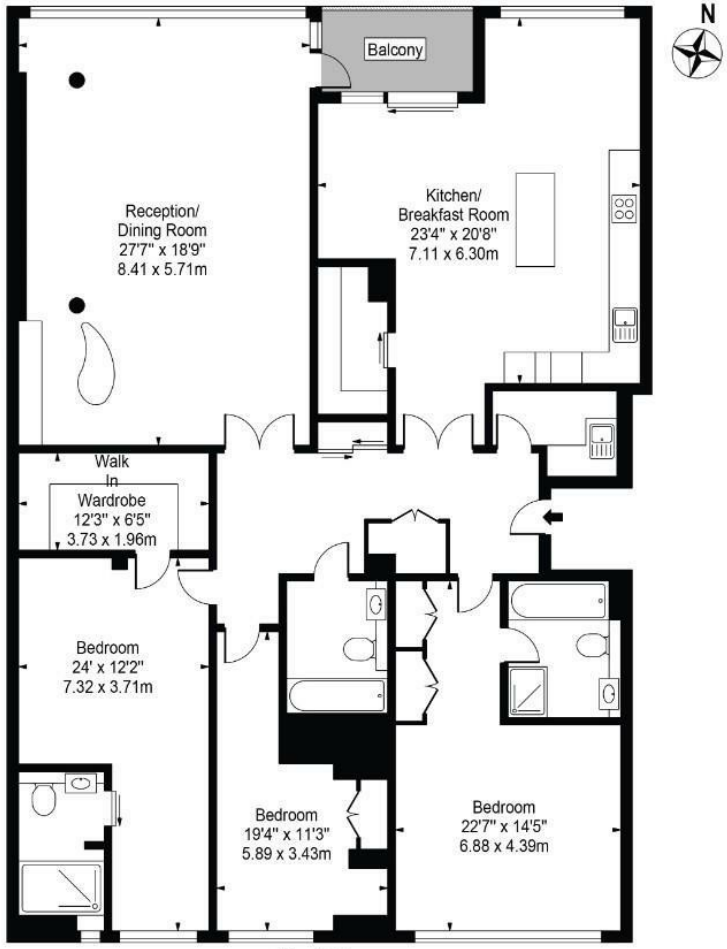
- AIR CONDITIONING THROUGHOUT
- UNDERFLOOR HEATING
- WALK IN WARDROBE
- MARYLEBONE HIGH STREET LOCATION
- BALCONY
- DAY PORTER
- MIELE APPLIANCES

Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum or where Tenant is a company incur an administration charge of £450 + VAT plus referencing charge of £60 + VAT per Tenant and Occupier

Heron Court

Approx. Gross Internal Area 2202 Sq Ft - 204.57 Sq M



First 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.

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.