



MILFORD HOUSE, 7 QUEEN ANNE STREET, W1G

**Price on application Leasehold**

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**NAPIER WATT**

PROPERTY CONSULTANTS

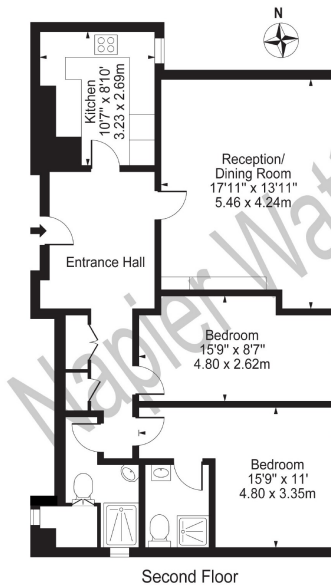
## Description

An exceptionally bright two double bedroom, two bathroom second floor apartment offered in excellent decorative condition. The property is newly refurbished and benefits from air conditioning, beautifully refurbished ground floor communal areas and lift. The property is superbly located on the corner of Queen

Anne Street and Chandos Street, moments walk from Marylebone High Street and Cavendish Square and Oxford Street. The property benefits from the service of a resident caretaker and has access to communal gardens at the rear of the building. The property is currently held on a 33 year lease which could be extended subject to the normal criteria.



Milford House  
Approx. Gross Internal Area 830 Sq Ft - 77.11 Sq M



## TERMS

Leasehold - Approx. 33 Years Remaining - 75 years From 25 December 1974  
Ground Rent - £100 Rising To £300

**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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