



The Phoenix Barrett Street,
Marylebone, W1U

Asking Price £1,350,000, Leasehold - Share of Freehold

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Description

Sole Agents Napier Watt are pleased to offer for sale this unique, one bedroom 6th floor apartment with a 281sqft / 26 sqm west facing terrace. The apartment has been exceptionally well maintained by the existing owner but is now in need of some updating but does benefit from AC to all principle rooms.

The Phoenix is an amazing located building, set in the heart of the West End, within 50 M of Selfridges. and just off Oxford Street. The building has a resident day porter, lifts, CCTV and some flats benefiting from a share of freehold.

Entrance Hall : Reception Room : Dining Room : Kitchen : Double Bedroom : Bathroom : Roof Terrace :
Secure Under Ground Parking : Share of Freehold : Long Lease : Council Tax Westminster G

Key Features

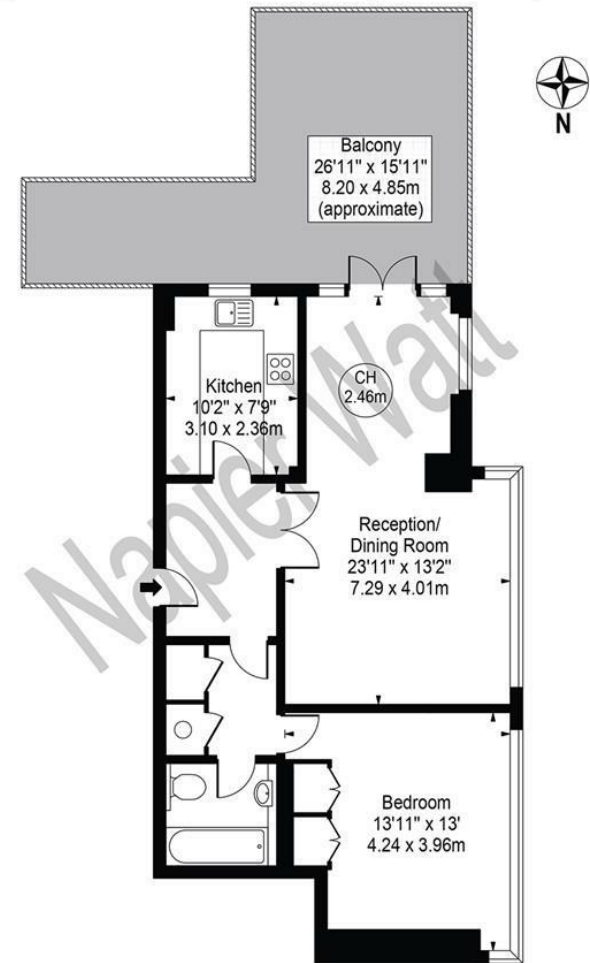
- AMAZING WEST FACING ROOF TERRACE
- 6TH FLOOR WITH LIFT
- DAY PORTER
- CCTV
- SECURE PARKING
- AIR CONDITIONING
- WELL MAINTAINED
- HIGHLY SOUGHT AFTER BUILDING

Terms

Tenure ; Leasehold with Share of Freehold 999 years from 1 April 1997
Service Charge Flat 58. £2,261.97 Car park space 25. £704.00
Council Tax : Westminster G

The Phoenix

Approx. Gross Internal Area 685 Sq Ft - 63.64 Sq M



Sixth 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.