



15, Portman Square,
, W1H

Asking Price £775,000, Leasehold

NAPIER WATT

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Description

NAPIER WATT. A superb one/two bedroom first floor (with lift) apartment set to the rear of this sought after block with excellent security provided by 24 hour portage and with exclusive access to Portman Square Garden, with tennis court, children's' play area and lawn. The accommodation comprises a large reception room, modern kitchen, large double bedroom, study/occasional guest bedroom and bathroom. The property is located to the North side of the square, moments walk from Baker Street, Oxford Street and Selfridges.

NB please note that the lease is 74~ Years (less 3 days) from 25 December 1986 - ie 35 years

Westminster City Council, Council Tax Band G : EPC C

Key Features

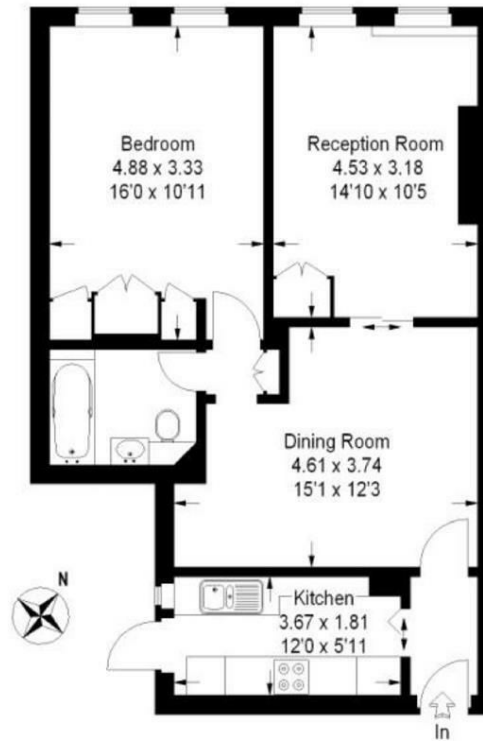
- 24 HOUR PORTERAGE
- FLEXIBLE ACCOMADATION
- CCTV
- LIFTS
- OPPOSITE GARDEN SQUARE
- VACANT

Terms

74~ Years (less 3 days) from 25 December 1986 - ie 35 years
 Service Charge - £4,094 payable half yearly ie £8,200 pa
 Ground Rent - £260 pa
 Council Tax - G

Portman Square

Approximate Gross Internal Area :- 63 sq m / 678 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID24642)

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.