



Fursecroft, George Street,  
Marylebone, W1H

Asking Price £2,500,000, Leasehold

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Joint sole Agents Napier Watt are pleased to offer for sale this stunning, interior designed 9th floor Penthouse apartment offering approximately 1,664 sq ft / 155 sqm of internal space.

The property has been fully refurbished to a very high standard and benefits from comfort cooling, all new joinery, wiring and plumbing, and under floor heating to tiled areas.

Fursecroft is an extremely popular purpose built block which has recently undergone extensive redecoration and refurbishment of the communal lobby and hallways. The block also benefits from 24 hour uniformed portage and lifts. Located on the corner of Brown Street, the property offers easy access to nearby Oxford Street and Hyde Park. Nearest tube stations is Marble Arch.

Entrance Hall : Double Reception Room : Fully Fitted Kitchen : 4 Double Bedrooms : 4 Bath/Shower rooms : Study / Maids Room : Guest WC.

## Key Features

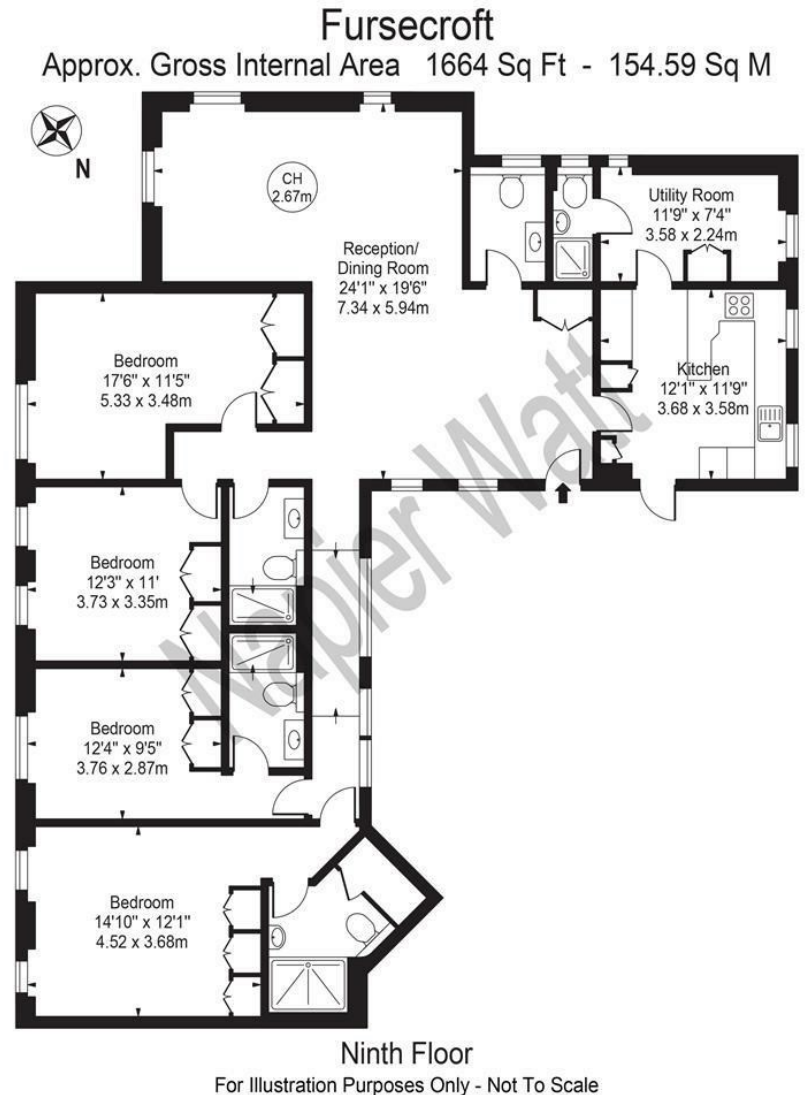
- PENTHOUSE (9TH FLOOR)
- 24 HOUR PORTERAGE
- SOUTH WEST ASPECT
- NEWLY DECORATED
- LIFTS
- NEWLY DECORATED COMMUNAL AREAS
- ATTRACTIVE OUT LOOK
- AIR CONDITIONING

## Terms

29 December 2009 to 22 March 2123

Service Charge - £6843 per half year inc reserve fund

Ground Rent £150 per half year



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.