



Fursecroft George Street,  
Marylebone, W1H

Guide Price £1,950,000, Leasehold

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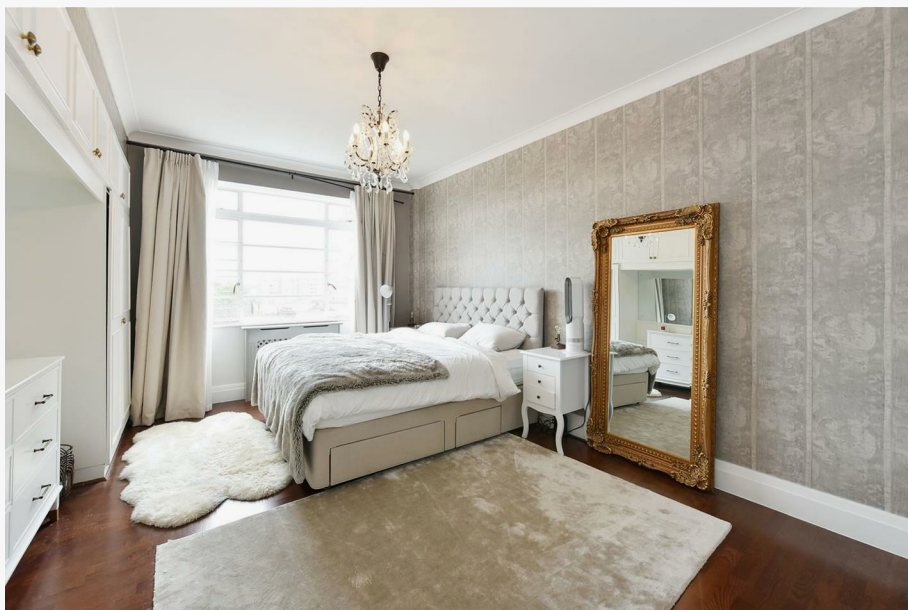
35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Set on the 8th floor, this apartment benefits from wooden flooring and comprises a large and bright reception area, a separate fully integrated kitchen, followed by four bedrooms with built-in wardrobes and two separate bathrooms. Added benefits include a 24HR concierge service and access to a resident lift. Fursecroft Building is conveniently located near a selection of local amenities as well as Hyde Park, Marble Arch and Oxford Street. Nearby transport links include Edgware Road, Paddington and Marble Arch stations (Central, Bakerloo, Circle, District, Hammersmith & City lines).

4 Bedrooms : Bathroom : Shower Room : Guest WC : Reception/Dining Room : Kitchen : 24 Hour Concierge : Lift : EPC Rating D Council Westminster City , Tax Band F

## Key Features

- 24 HOUR PORTERAGE
- NEW COMMUNAL AREAS
- 300M FROM OXFORD STREET
- GOOD TO FAIR CONDITION
- EIGHTH FLOOR WITH LIFT
- BRIGHT AND AIRY
- EASY ACCESS TO CONNAUGHT VILLAGE

## Terms

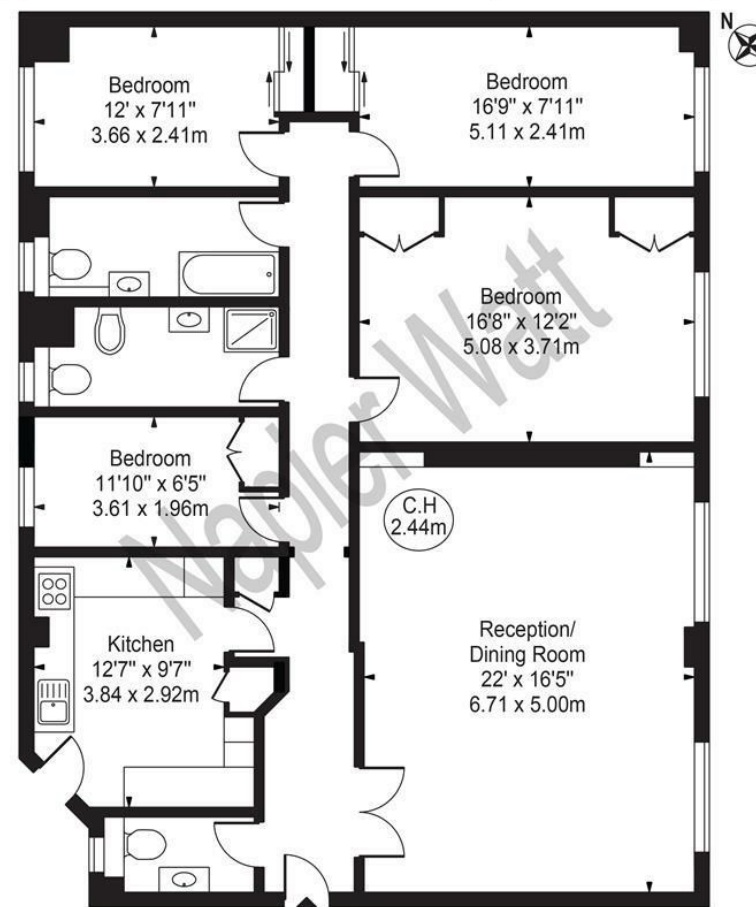
Leasehold, expires 22/03/2213

Service charge - approx £6300 per half annum

Ground Rent - £250 per annum

## Fursecroft

Approx. Gross Internal Area 1404 Sq Ft - 130.44 Sq M



**Eighth 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.