



Fursecroft, George Street, Marylebone W1H

Asking Price £3,500,000, Leasehold

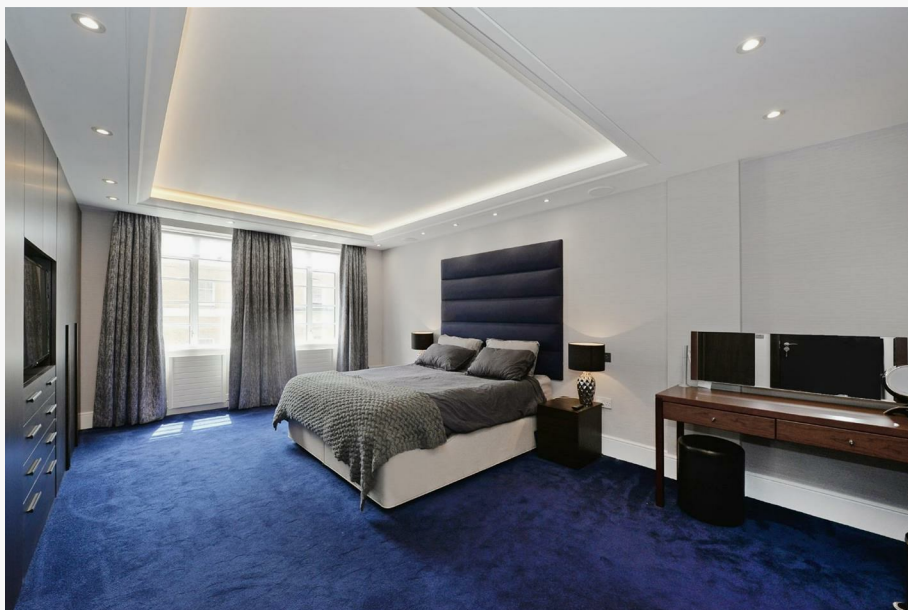
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35 Berkeley Square, Mayfair, London, W1J 5BF



## Description

An exceptionally spacious four double bedroom, four bathroom (all ensuite) apartment measured at 2,316 sq ft / 215.53 sq m and situated on the fifth floor of this 24 hour portered block in Marylebone.

The property has been stunningly interior designed and refurbished to an excellent standard and comprises a spacious double reception room, four bedrooms all ensuite, guest wc, large kitchen with dining area and a private balcony. Of particular note is the contemporary design combining elegant decoration with facilities such as AC.

Superbly located on the corner of George Street and Brown Street the property is located within a short stroll of Edgware Road and the facilities of Marble Arch, Hyde Park and Marylebone and Portman Villages are equally within easy reach. EPC C

## Key Features

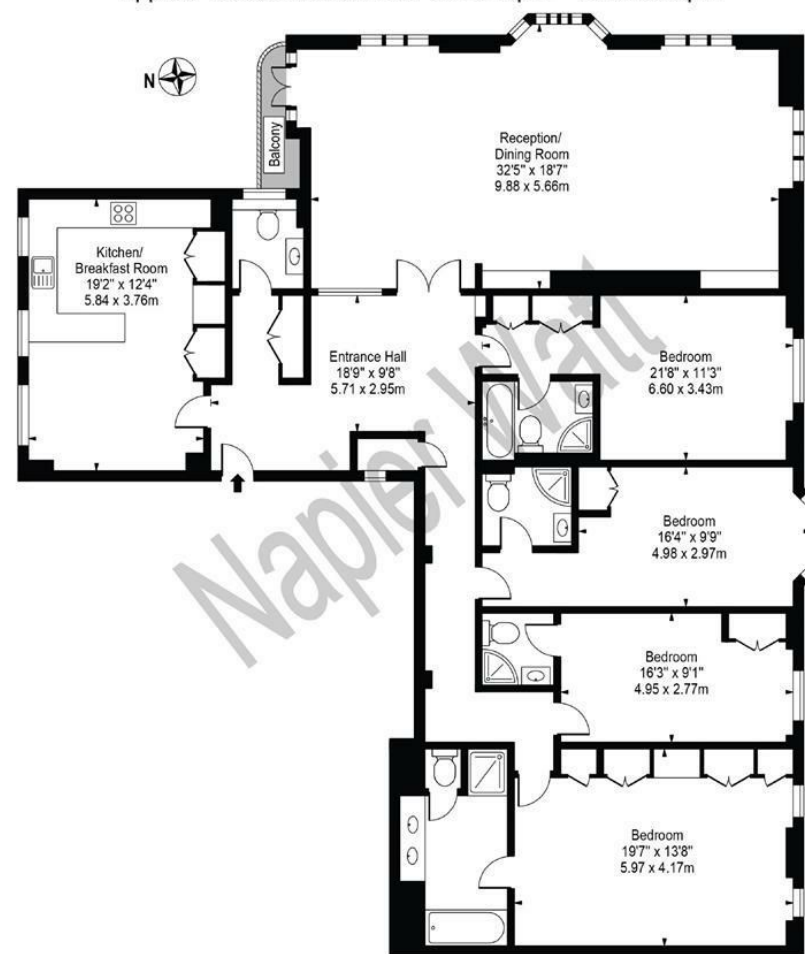
- 24 HOUR PORTERAGE
- CCTV
- SMALL BALCONY
- NEWLY DECORATED COMMUNAL AREAS
- AIR CONDITIONING
- EXCELLENT CONDITION
- UPPER FLOOR WITH LIFT
- LARGE KITCHEN

## Terms

Leasehold - From 25 August 2004 to 22 March 2123 ie 100 years  
 Service Charge - £13381.52 per annum, including ground rent

## Fursecroft

Approx. Gross Internal Area 2316 Sq Ft - 215.16 Sq M



Fifth 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.