



Fursecroft George Street,  
Marylebone, W1H

Asking Price £2,395,000, Leasehold

NAPIER WATT

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## Description

Joint Sole Agents Napier Watt are pleased to offer for sale this stunning, interior designed three bedroom, three bathroom, seventh floor apartment set within this newly renovated 24 hour portered block.

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 a 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 portorage and lifts.

Entrance : Double Reception Room : Fully Fitted Kitchen : 3 Double Bedrooms : 3 Bathrooms (2 ensuite) : Guest WC.

Council Westminster City, Tax Band F

## Key Features

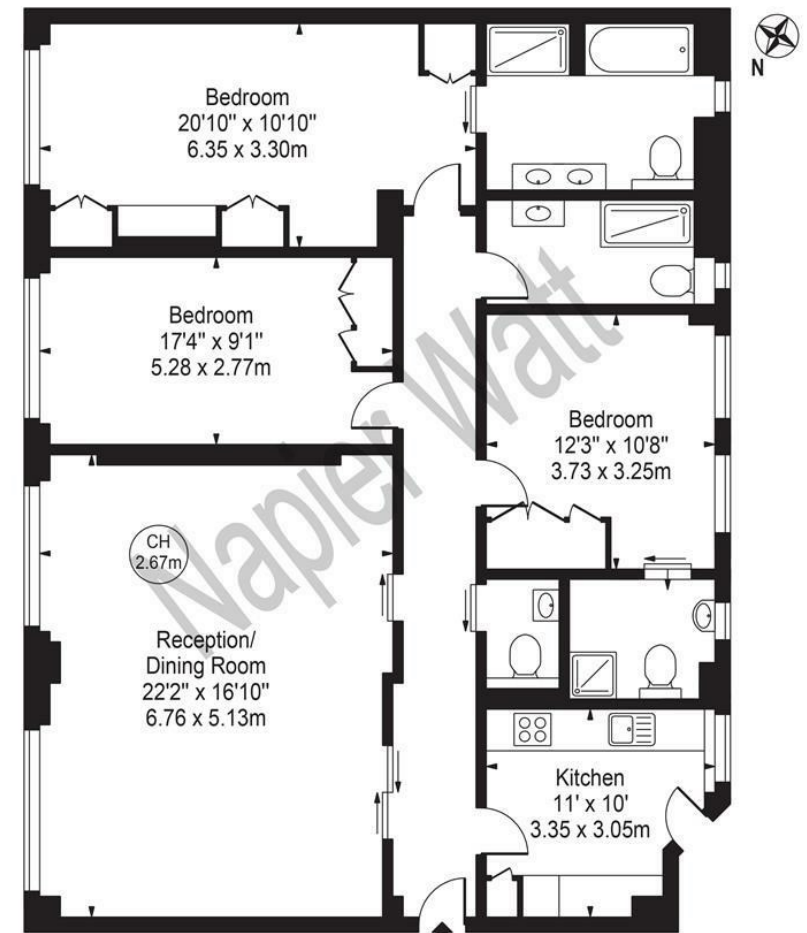
- 24 HOUR PORTER
- NEWLY REFURBISHED
- PRICE INCLUDES FURNITURE
- PASSENGER LIFT
- COMFORT COOLING

## Terms

The property is being sold with the benefit of a new, extended 100 year lease whih has been agreed with the Portman Estate  
 Service Charge £12,000 pa

## Fursecroft

Approx. Gross Internal Area 1401 Sq Ft - 130.15 Sq M



### Seventh 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.