



Bilton Towers Great Cumberland Place,  
Marble Arch, W1H

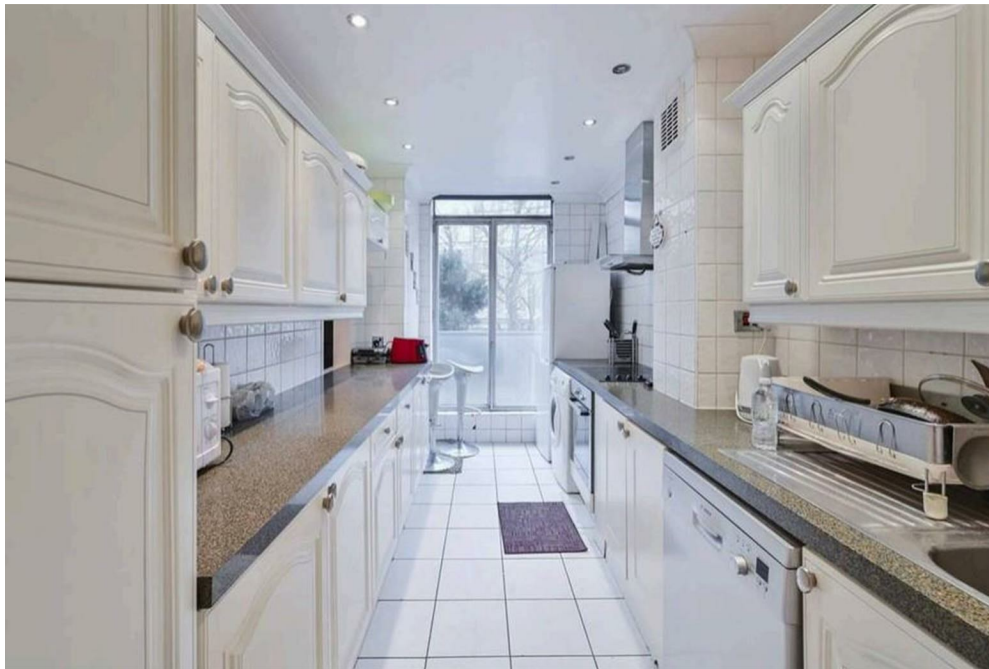
Asking Price £1,785,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF











## Description

Located in this sought after purpose built block, this two bedroom, two bathroom flat and a sought-after location moments from Oxford Street, Hyde Park and Marble Arch Underground Station.

Boasting a superb location close to Oxford Street and Hyde Park, this generously sized two bedroom flat offers ample living space with en suite master bedroom and five balconies. Situated on the first floor of a popular development, the property comprises a light and spacious reception room, kitchen, excellent master bedroom with en suite bathroom and walk-in wardrobe, good-sized second bedroom and shower room.

Entrance Hall : large Reception Room ; Kitchen : 2 Double Bedrooms : Shower Room : ensuite Bathroom :  
Balconies : EPC C : Council Tax G : Air Conditioning Being Fitted

NB price includes two newly refurbished bathrooms.

## Key Features

- 24 HOUR PORTERAGE
- NEW FITTED BATHROOM (underwork)
- LARGE RECEPTION
- 200M MARBLE ARCH
- FIRST FLOOR WITH LIFT
- BALCONIES TO FRONT
- LIFT
- AMAZING LOCATION

## Terms

Leasehold : 2 February 2007 to 15 September 2138 ie 114 years

Service Charge: £23,370.64 PA Inc of Reserve Fund.

EPC C

Council Tax G



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.