



The Phoenix, Barrett Street,  
Marylebone, W1U

£1,000 Per Week,

NAPIER WATT

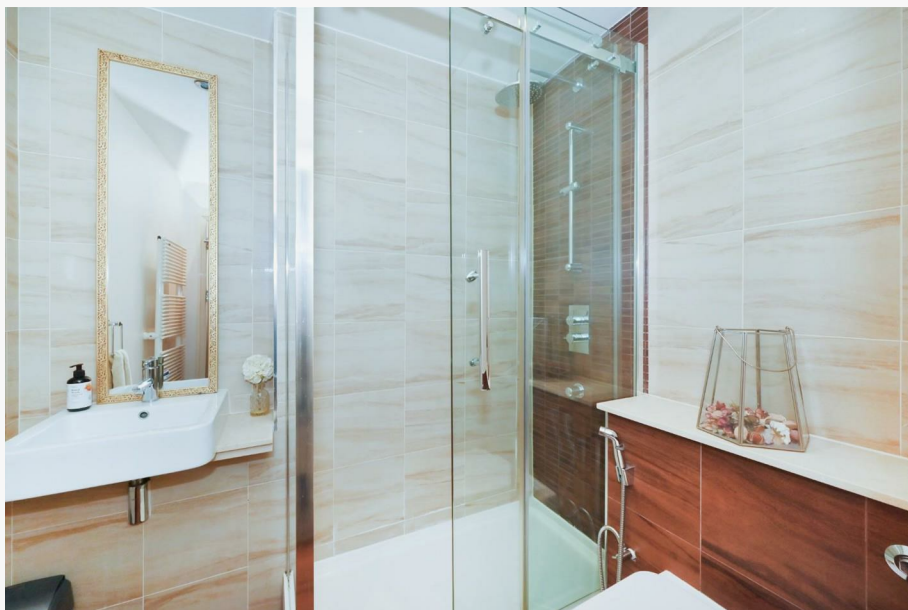
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35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

A very well-presented, dual aspect two bedroom apartment in this sought-after building off Oxford Street. This third floor (with lift) property comprises a spacious living room, separate fitted kitchen, master bedroom with ample built-in storage and en-suite bathroom, a second double bedroom and a separate shower room. The apartment also benefits from having a space in the secure underground car park. The Phoenix is centrally located moments from Selfridges department store, St Christopher's Place and is a moments walk from Bond Street station (Jubilee Line). Available furnished.

2 Bedrooms : 2 Bathrooms : Lift : Porter : Westminster Council Tax Band H : EPC rating C

## Key Features

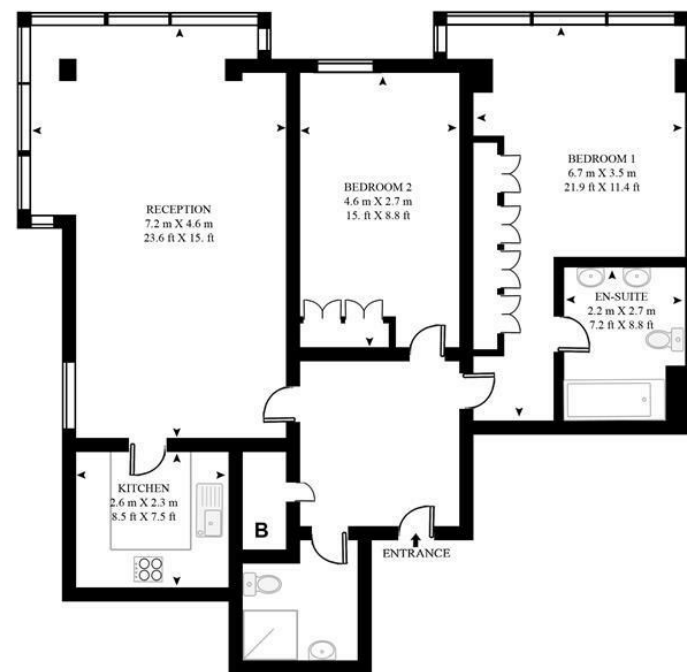
- PASSENGER LIFT
- SECURE UNDERGROUND PARKING
- SOUGHT-AFTER BUILDING
- DAYTIME PORTER
- NEXT TO SELFRIDGES

## Terms

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 Inc VAT.

## BARRETT STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 953 SQ.FT (88.5 SQ.M)



THIRD FLOOR

**HDVA**

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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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.