



, The Phoenix,  
Bird Street, W1U  
£700 Per Week,

NAPIER WATT

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35 Berkeley Square, Mayfair, London, W1J 5BF









## Description

We're delighted to offer this spacious one bed in Marylebone's eternally popular block, The Phoenix. The building benefits passenger lifts and a daytime concierge. The flat itself has a separate kitchen, large living space and a double bedroom with built in wardrobes. The building is situated just off the world-famous Oxford Street and a moment's walk from the luxurious Selfridges department store and is also next to St. Christopher's Place, offering a vast array of shopping, restaurants and bars. The closest station is also Bond Street Station (Central line & Jubilee line). Available, furnished.

1 Bedroom : 1 Bathroom : Porter : Lift : EPC Rating B : Westminster Council Tax Band G

## Key Features

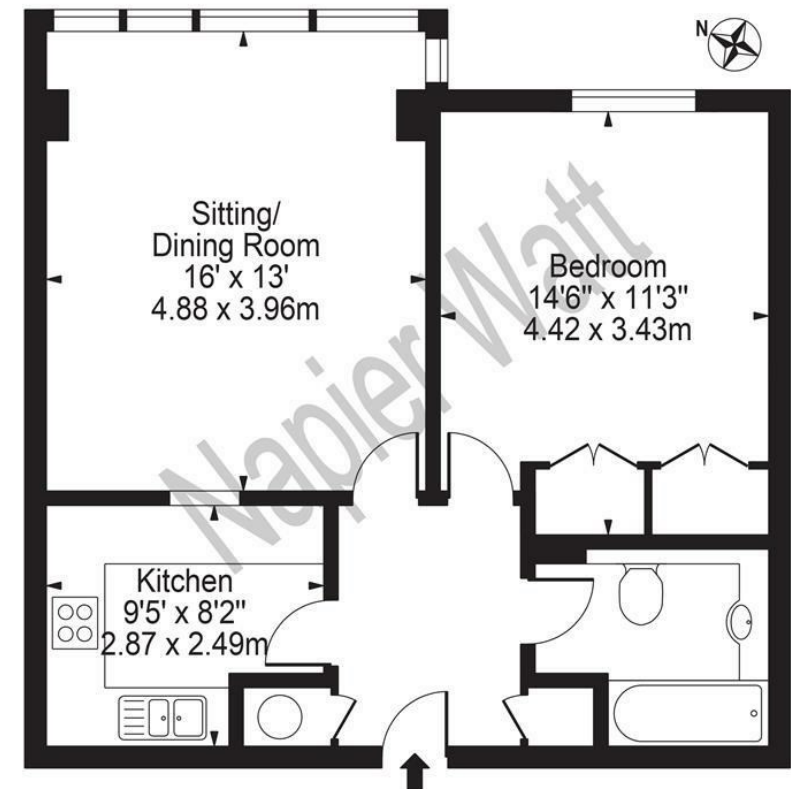
- DAY PORTER
- 3RD FLOOR WITH LIFT
- 50M FROM OXFORD STREET
- 150M FROM SELFRIDGES

## Terms

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

## The Phoenix

Approx. Gross Internal Area 570 Sq Ft - 52.95 Sq M



## Fourth 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.