



THE PHOENIX
MARYLEBONE, W1U

Asking Price £2,100,000 Leasehold

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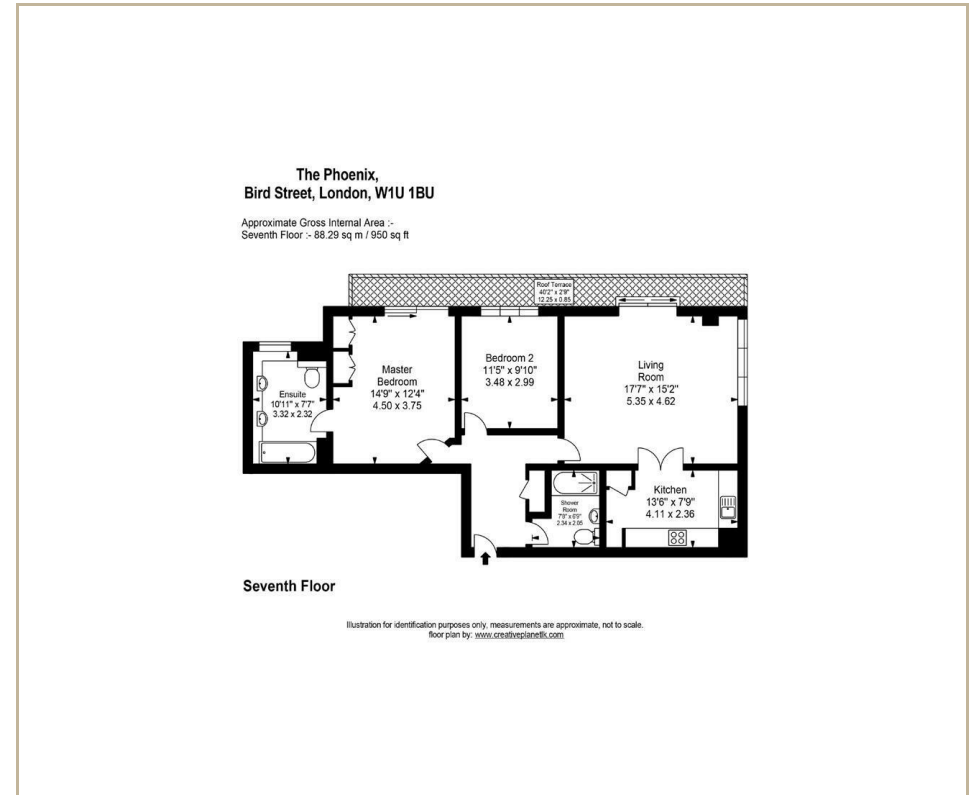
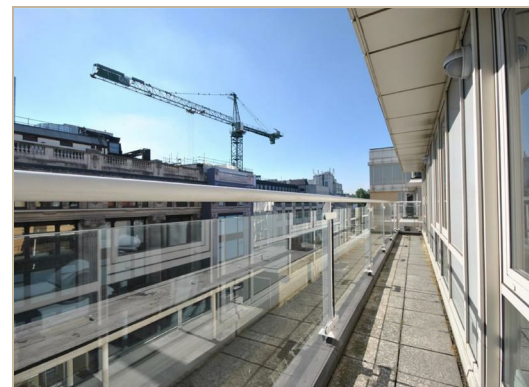
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Description

One of the finest two bedroom, two bathroom apartments in this well managed, highly regarded portered block. Set on the seventh floor, this well laid out and extremely bright and spacious has west facing views over Selfridges, a rare private Terrace spanning the length of the apartment freely accessed via the Living Room and both Bedrooms.

Further benefits include a demised underground parking space, good common parts, resident managers equipped with CCTV security, reasonable outgoings kept in check by an active Leaseholders' Association and a very long lease. The building can be found moments away from Oxford Street, near to the world famous shopping, recreation and transport facilities of Marylebone and Mayfair.



TERMS

Leasehold; approx 980 years remaining

For Clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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