



35 George Street,  
Marylebone, W1U

Guide Price £1,500,000, Leasehold

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35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Fantastically located, five-bedroom, three-bathroom apartment with lift access to the second floor and then a private entrance with stairs leading to the third and fourth floors. Set within a purpose-built building and offering 1,565 sq ft / 145 sq m of living space.

The apartment would benefit from some updating but features a bright and airy reception room with an open-plan kitchen, a principal bedroom with en-suite bathroom, four further bedrooms, two shower rooms, and a guest WC. The need for modernisation has been reflected in the competitive asking price.

The building is ideally positioned on George Street, between Baker Street and fashionable Marylebone High Street. The extensive shopping and transport facilities of Oxford Street and the West End are all within close proximity. Bond Street and Baker Street stations are within easy walking distance.

Entrance on the 2nd Floor with Stairs Up : 5 Bedrooms : 1 Bathroom : 2 Shower Rooms : Reception Room : Kitchen/Dining Room : Balcony : Lift : EPC Rating C

## Key Features

- LIFT
- DUPLEX 2ND & 3RD FLOORS
- CLOSE MARYLEBONE HIGH STREET
- IN NEED OF SOME UPDATING
- AMAZING LOCATION
- 100M BAKER STREET

## Terms

Leasehold : 20 February 2008 to 24 March 2135 ie 109 years  
 Service Charge £4,359 per quarter  
 Council Tax Band - Westminster G

## George Street

Approx. Gross Internal Area 1565 Sq Ft - 145.39 Sq M



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.