

The Phoenix, Barret Street, Marylebone, W1U

Asking Price £1,600,000, Leasehold

NAPIER WATT

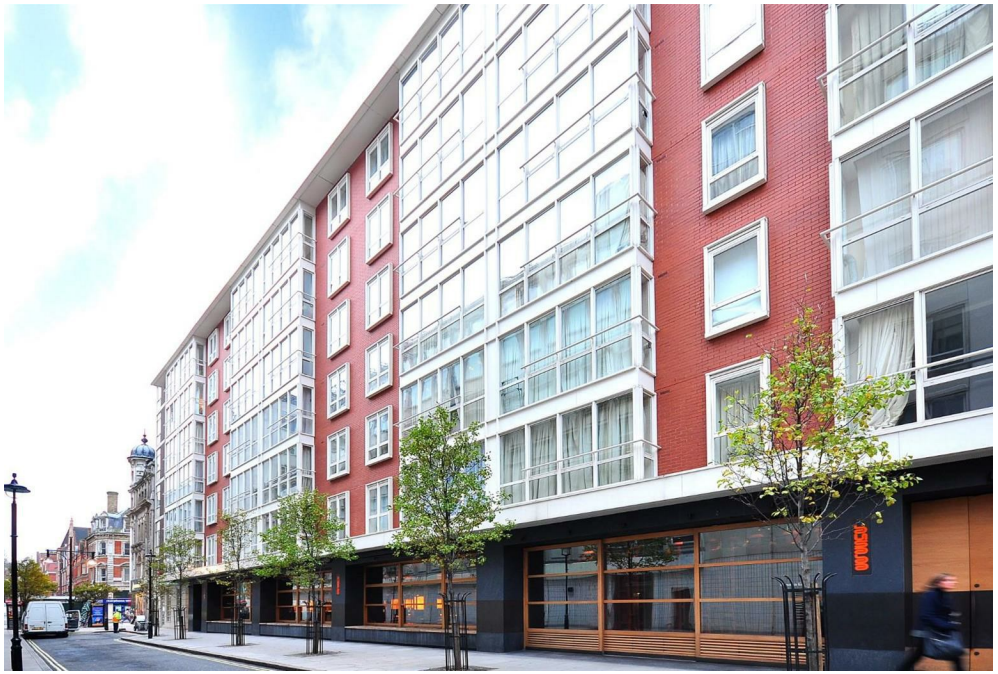
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Description

Napier Watt are pleased to this well presented fourth-floor apartment for sale at The Phoenix, Barrett Street, Marylebone.

Offering 925sqft / 86sqm of accommodation, this attractive two-bedroom, two-bathroom apartment is situated in of the most ideal locations in London. The apartment features a bright and welcoming reception room, a fitted kitchen, two well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom.

An ideal home or investment opportunity, this stylish apartment offers comfortable modern living in one of London's most sought-after neighbourhoods.

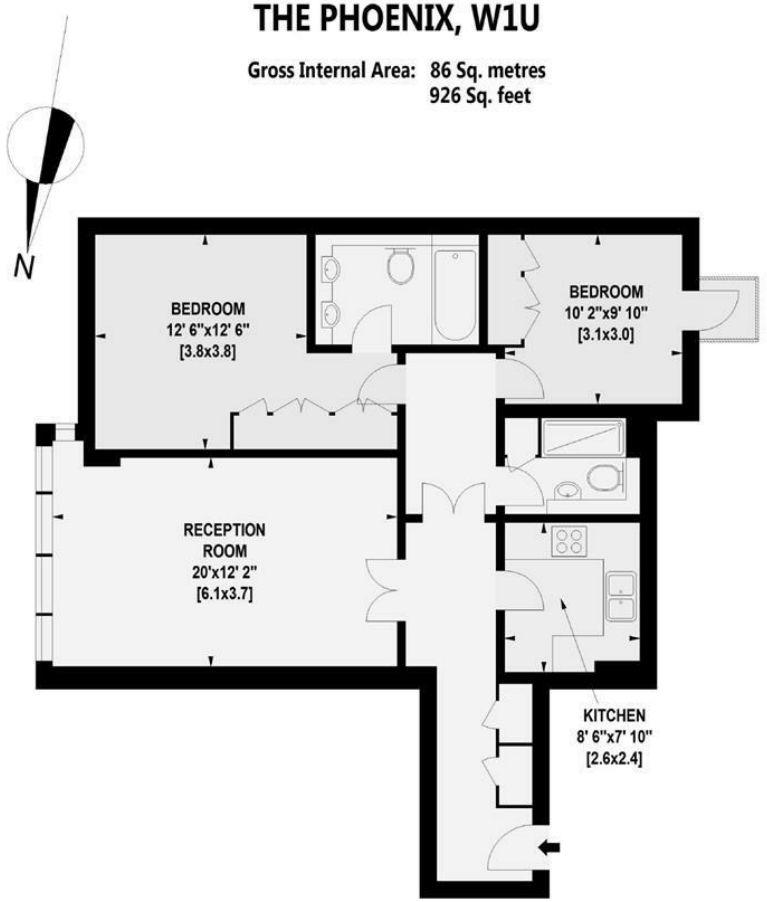
Entrance Hall, Reception Room, Kitchen, 2 Double Bedrooms, 2 Bathrooms (1 Ensuite), Balcony, Secure Under Ground Parking, Porter, Lifts, Westminster Council Tax Bracket H, EPC rating C.

Key Features

- 100 M SELFRIDGES
- LIFTS
- 100M OXFORD STREET
- RESIDENT PORTER

Terms

Leasehold: 999 Years From 1 April 1997 ie 970 Years.
Ground Rent : £350 pa
Service Charge: £8184 PA.
Council Tax Band Westminster H



Floorplan produced for Knight Frank by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale.
All measurements and areas are approximate, and include wardrobes and window bays where appropriate.
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

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.