



By Order Of The Receiver - The Phoenix, Barrett
Street, Marylebone W1

Asking Price £1,500,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF



Description

By Order Of The Receiver . Sole agents Napier Watt are pleased to offer for sale a superb two bedroom, two bathroom apartment set on the 6th floor of this extremely sought after modern apartment block with day portage and lifts.

Superbly located moments walk from world famous Selfridges store, St Christopher's Place and Oxford Street.

Entrance Hall : Reception Room : Kitchen : 2 Double Bedrooms : 2 Bathrooms (1 Ensuite) :
Parking : Lift : Day / Resident Porter : Council Tax Band H.

Key Features

- BRIGHT CORNER FLAT
- CCTV
- DAY PORTER
- DOUBLE ASPECT
- SECURE PARKING
- SIX FLOOR WITH LIFTS
- 75M SELFRIDGES
- 100M OXFORD STREET

Terms

Leasehold : 999 years from 1 April 1997 - 971 years

Service Charge : Flat £8324 per annum / Garage £913 per half year

Ground Rent: £350 per annum

Council Tax Band : Westminster Band H

THE PHOENIX, BARRETT STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA 953 SQ.FT (88.5 SQ.M)



This floor plan has been defined by THE RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only.

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.