



, Fursecroft,  
George Street, W1H

Guide Price £3,250,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

A staggering, newly refurbished 8th floor apartment offering approximately 1,681 sq ft / 156 sqm of internal space with an additional 450 sqft 37 sqm of terraces. The apartment has a wrap around balcony and comes with 5 bedrooms and 4 bathrooms (3 en-suites).

There are two interconnecting reception rooms and a fully fitted kitchen. This is a popular portered block in Marylebone with ease of shopping access to nearby Oxford Street. Nearest tube stations is Marble Arch.

## Key Features

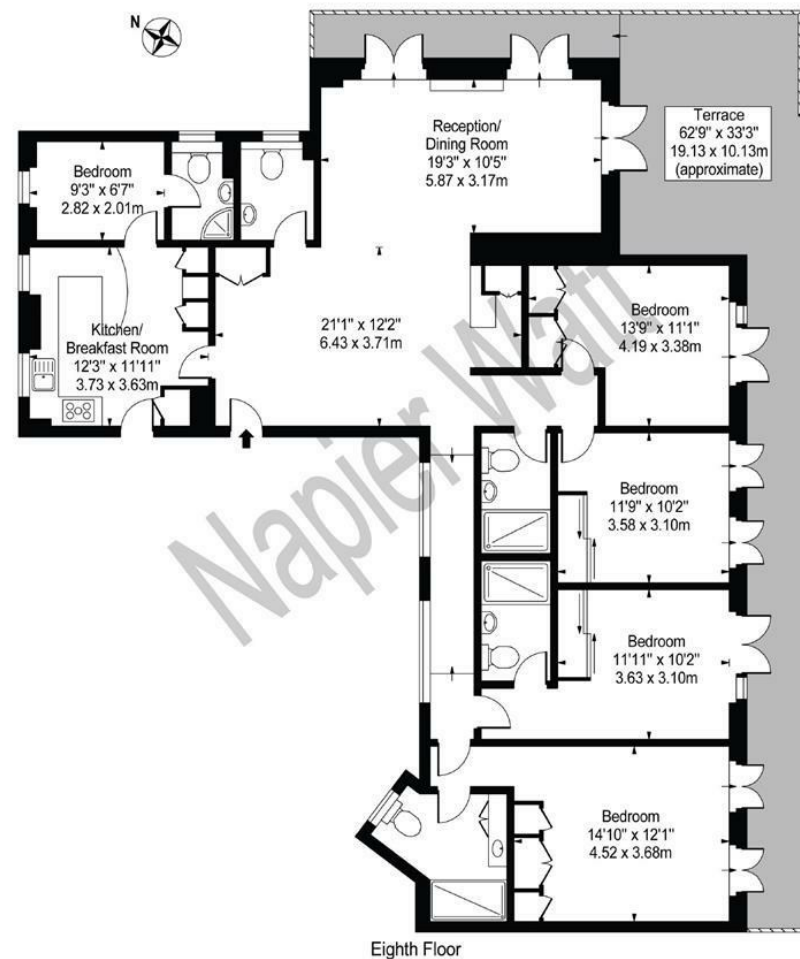
- 24 HOUR PORTER
- PASSENGER LIFT
- AIR CONDITIONING
- TERRACE
- BALCONY
- HIGH FLOOR

## Terms

LEASEHOLD: 18 July 2014 expiring on 22 March 2123

## Fursecroft Court

Approx. Gross Internal Area 1681 Sq Ft - 156.16 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.