



£1,550,000 (New Guide Price)

## KEY FEATURES

**Marylebone**

**Upper Berkeley Street**

***London, W1H***

- Long Lease (123 years remaining)
- 1,053 sq. ft
- EPC Rating: C
- Portered
- Lift
- Local Authority: Westminster
- Council Tax Band: G

**JK Prime  
Residential**

**Phone:**  
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## ABOUT

Between  
Paddington and  
Marylebone

Close to Amenities

Great  
Transportation

5 mins walk to  
Portman Square

6 mins walk to  
Oxford Street

6 mins walk to  
Hyde Park

7 mins walk  
Selfridges



## THE PROPERTY

Well-proportioned and bright three-bedroom apartment situated on the third floor of this block on Upper Berkeley St. The block has a concierge and a lift.

Three bedrooms (two large bedrooms, one ensuite bathroom and a third bedroom/ study room), a second bathroom, a large reception area (living room/ dining room), and a fully equipped kitchen complete this home.

Located between Marylebone and Paddington, this property is well situated for easy access to public transportation. The vibrant shops and restaurants of Seymour Street, Wigmore Street and Oxford Street add to the convenience of this location.



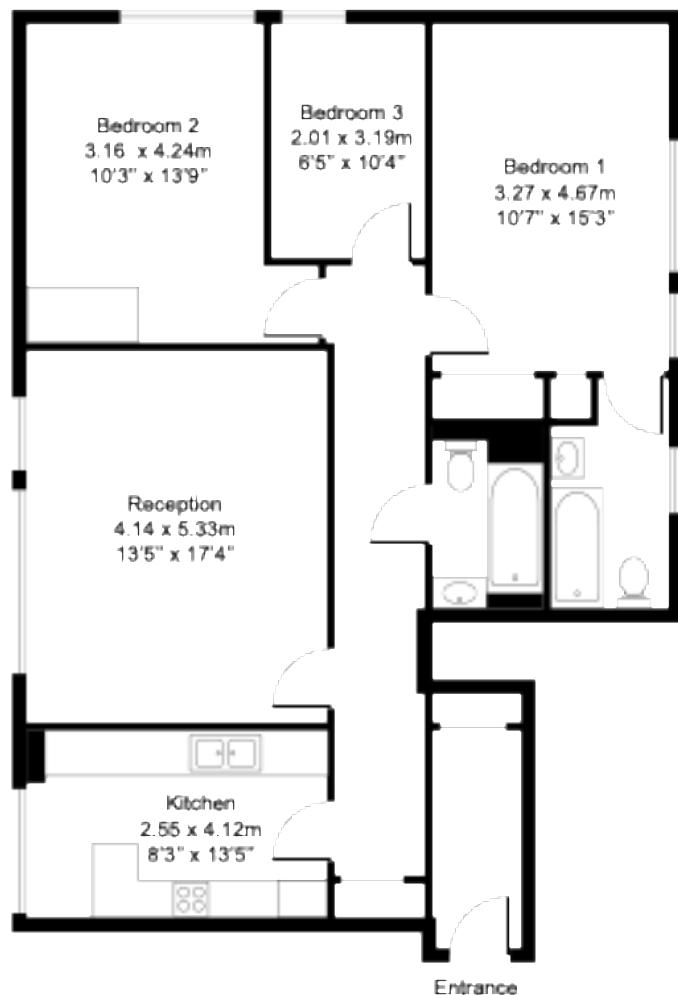
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**Viewing:** Strictly by appointment with JK CapInvest Ltd.

Important Notice: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Approx. Gross Floor Area =97 sq.meters 1053 sq.feet



## THIRD FLOOR

For Illustrative Purposes - Not To Scale



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