



Fursecroft, George Street
London, W1H

150
YEARS

HAMPTONS
INTERNATIONAL

A well located studio apartment

Hamptons International

4C Praed Street, Paddington, London, W2 1JX

Sales: 020 7723 0023

hydeparkbayswater@hamptons-int.com

www.hamptons.co.uk

Portered Block | Studio Apartment | Reception Room | Bedroom Area | Fitted Kitchen | Modern Bathroom | Wooden Floors

Asking Price £300,000 Leasehold

Description

Set within a centrally located portered block is this lower ground floor studio apartment offered for sale as a rental investment. Features include studio room with fitted kitchen and modern bathroom.

Location

Fursecroft is located on the corner of George Street and Brown Street in Marylebone, conveniently located for Marble Arch and the amenities of Oxford Street and Edgware Road, as well as the boutique shops, restaurants and cafes of Connaught Village. Nearby transport links include Marble Arch (Central Line), Paddington (Bakerloo, Hammersmith & City, District and Circle Lines as well as National Rail, Heathrow Express and CrossRail due for completion in 2019).

Additional Information

Leasehold expires 22/03/2123

The vendor advises service charges are currently approx £3000 pa and ground rent £542 pa.

The apartment is sold subject to an AST, with tenants paying £300 per week until 20/02/2021. Vacant Possession is available from 20 August 2019 (assuming correct notice is given).

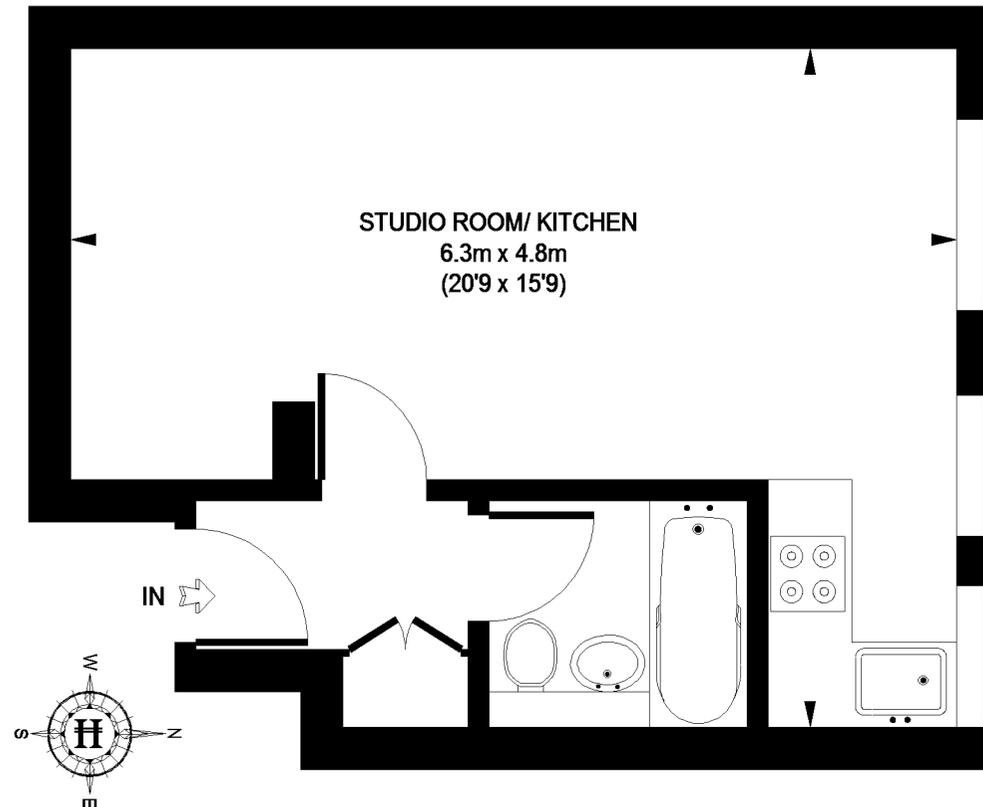
IMPORTANT NOTICE:

Please note photos are indicative only as they were taken some years ago.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (95-100)		A (95-100)	
B (81-94)		B (81-94)	
C (69-80)		C (69-94)	
D (55-68)		D (55-80)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79 80		75 75
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

FURSECROFT



LOWER GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 301 SQ. FT. (28 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon the plan.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

