



MODERN ONE BEDROOM, GEORGE STREET, W1H

# GEORGE STREET

MARYLEBONE, W1H

Asking Price  
£425,000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

LONDON

# PROPERTY DETAILS

<b>Guide Price</b> £425,000	<b>Square Footage</b> 359
<b>Council Tax Band</b> C	<b>EPC</b> C
<b>Ground Rent</b> £50 pa	<b>Service Charge</b> £3600 pa
<b>Tenure</b> Leasehold	

A well-presented and modern one bedroom apartment located within a well-maintained, portered building, this home offers a superb blend of comfort, convenience, and contemporary living, ideal for professionals or those seeking a pied-à-terre in the heart of the city.

The apartment boasts a bright and spacious reception room, complemented by a separate modern kitchen. The generous double bedroom features ample room for storage, while the bathroom includes a full-sized bathtub.

Fursecroft is ideally located within easy walking distance of the vibrant amenities of Edgware Road, Oxford Street, and Marble Arch. Residents benefit from a wide selection of shops, cafés, restaurants, and green spaces, with Hyde Park just a short stroll away. Excellent transport links are available via nearby Marble Arch, Edgware Road, and Paddington stations, providing easy access to the West End, the City, and Heathrow Airport.

## FEATURES

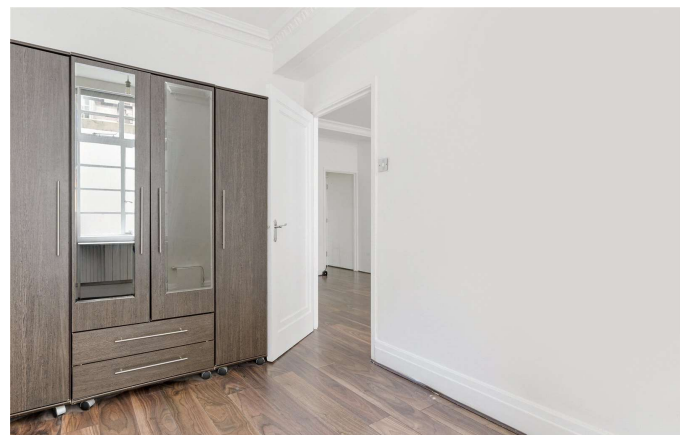
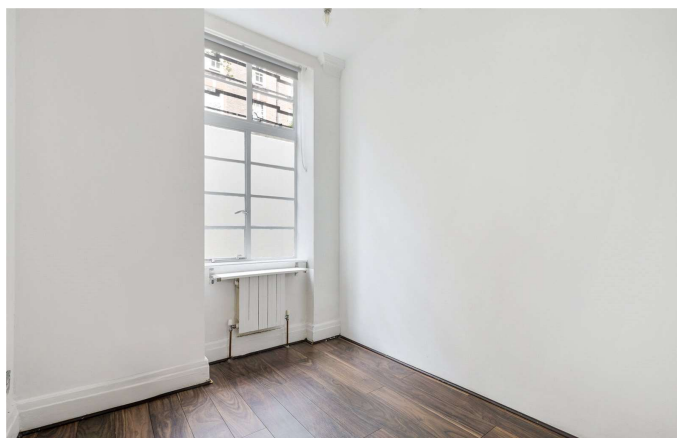
One Bedroom
One Reception Room
One Bathroom
Period

## LOCATION



**MARYLEBONE SALES**  
20A Paddington Street, W1U 5QP

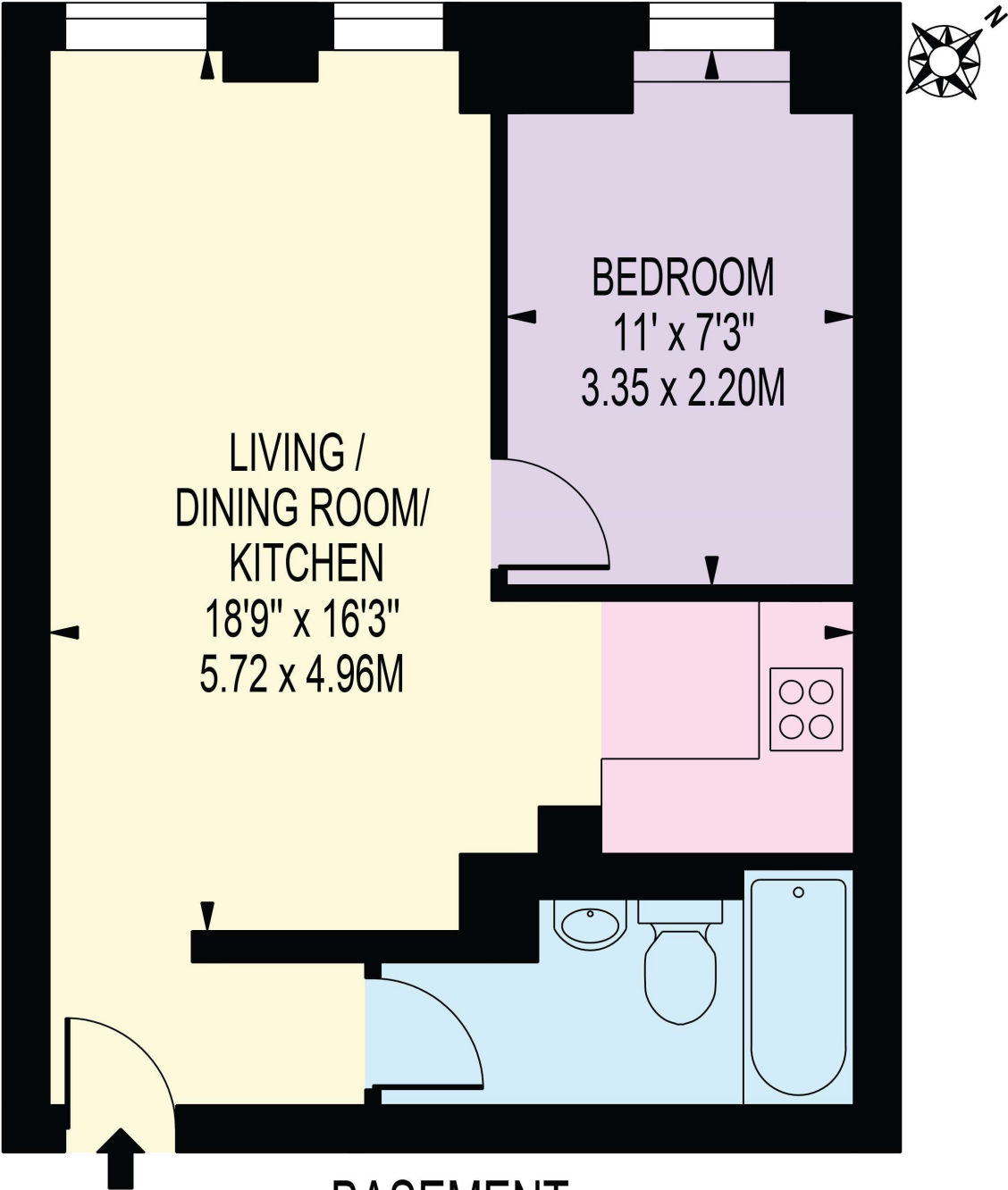
020 7486 6338  
sales.marylebone@bhhs-london.com



# FLOORPLAN

## FURSECROFT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 359 SQ FT - 33.33 SQ M



## BASEMENT

FOR ILLUSTRATION PURPOSES ONLY

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.