

**Flat 5/3, 2 Berkeley
Street, Charing Cross,
Glasgow, G3 7DW**

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Slater Hogg & Howison





Berkeley Street, Charing Cross, G3 7DW

A modern luxury three bedroom duplex apartment within iconic contemporary building in a fantastic central location between the City and the West End. The property benefits from a secure underground parking space and this generous apartment enjoys a communal outdoor garden space and generous balcony area.

The accommodation comprises welcoming reception hallway, formal living room, kitchen, dining area on mezzanine, master bedroom, contemporary en suite shower room, two further double bedrooms, stunning modern bathroom. In addition the property has gas central heating, double glazing and quality flooring throughout.

Local amenities can be found on the doorstep and transport links are easy. Sauchiehall Street has more extensive shops, restaurants and bars and the West End is just as easily accessible.

Viewing:

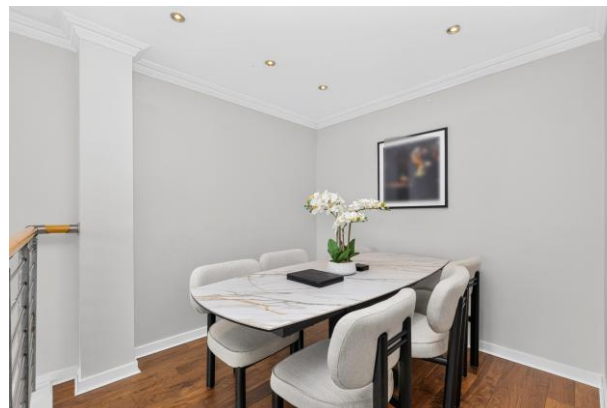
By appointment through West End

WEN260703

EER: To be confirmed

Office Contact:

0141 334 9493







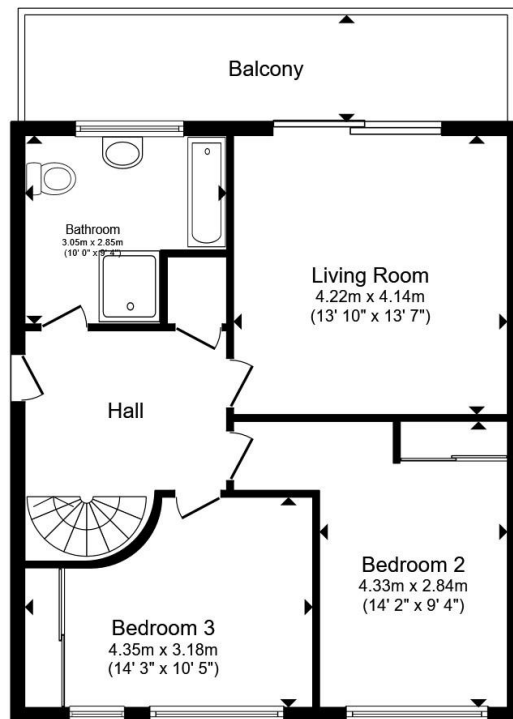




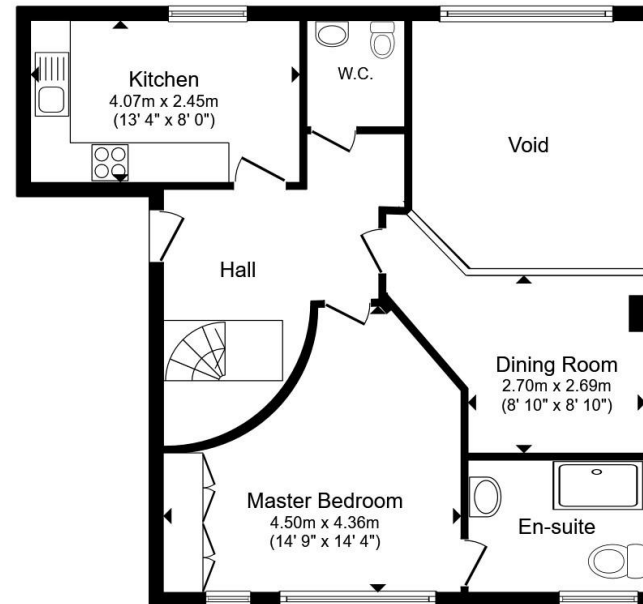








Floor Plan



Floor Plan

Total floor area 116.7 m² (1,256 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Rooms Dimensions:

Living Room 13'10" x 13'7" (4.22m x 4.14m)

Kitchen 13'4" x 8' (4.06m x 2.44m)

Dining Area 8'10" x 8'10" (2.7m x 2.7m)

Master Bedroom (at longest and widest

points) 14'9" x 14'4" (4.5m x 4.37m)

En Suite 8'10" x 6'7" (2.7m x 2m)

Bedroom 2 (at longest and widest points)

14'2" x 9'4" (4.32m x 2.84m)

Bedroom 3 (at longest and widest points)

14'3" x 10'5" (4.34m x 3.18m)

Bathroom (at longest and widest points)

10' x 9'4" (3.05m x 2.84m)

Your local office...

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details.

Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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