



Flat 8
17 Berkeley Street

MAYFAIR W1



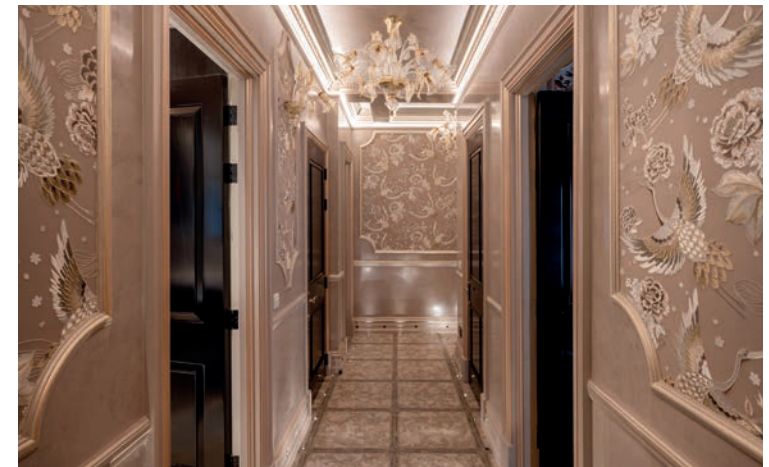
Flat 8 17 Berkeley Street

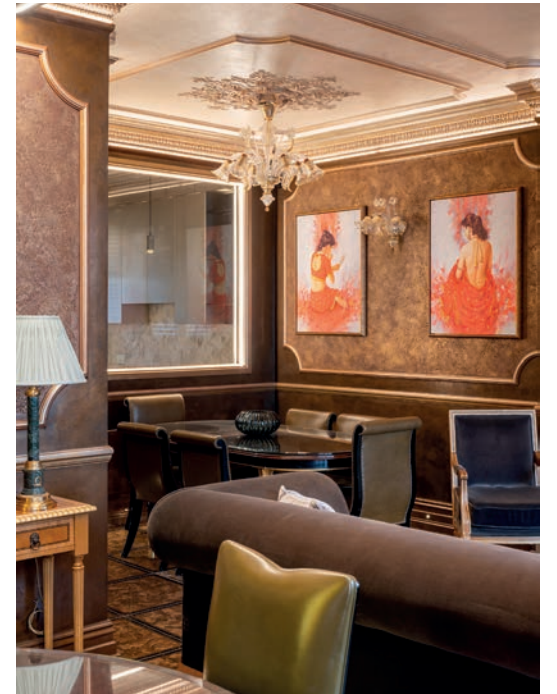
Flat 8 is an elegant two bedroomed apartment arranged on the fourth floor of an attractive period building on sought-after Berkeley Street. The building is serviced by a porter and can be accessed by lift or stairs.

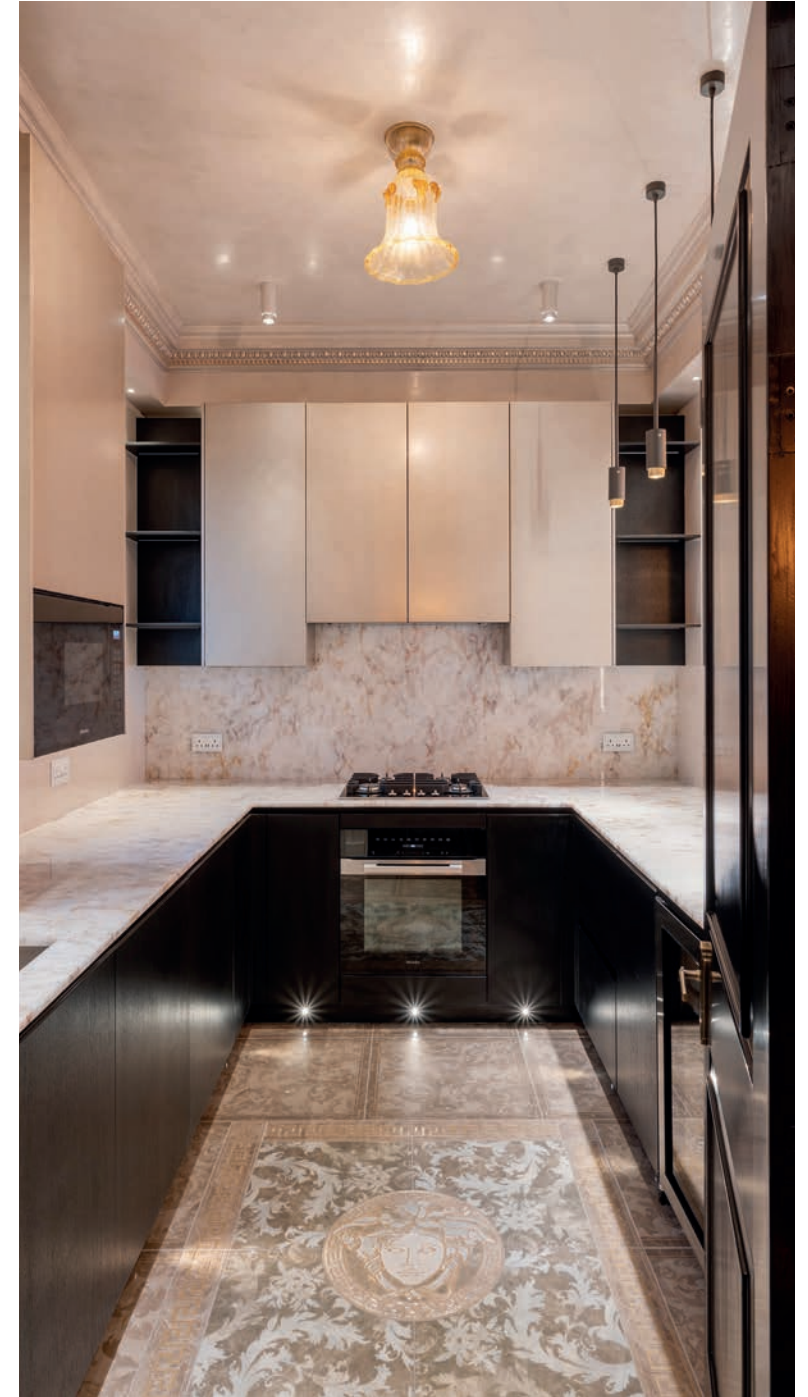
The property offers 1,165 sq ft of accommodation which showcases Versace tiles and luxurious interiors throughout. Its generous reception/dining room is filled with an abundance of natural light through a large bay window, and it features an impressive built-in bar as well as providing ample space for entertaining.

The beautifully designed principal bedroom suite benefits from excellent natural light and offers excellent storage with its built-in floor to ceiling wardrobes. The en suite bathroom is immaculately decorated and benefits from separate bath and rainfall shower.

Completing the accommodation is a stylish kitchen, a second double bedroom and a cloakroom.

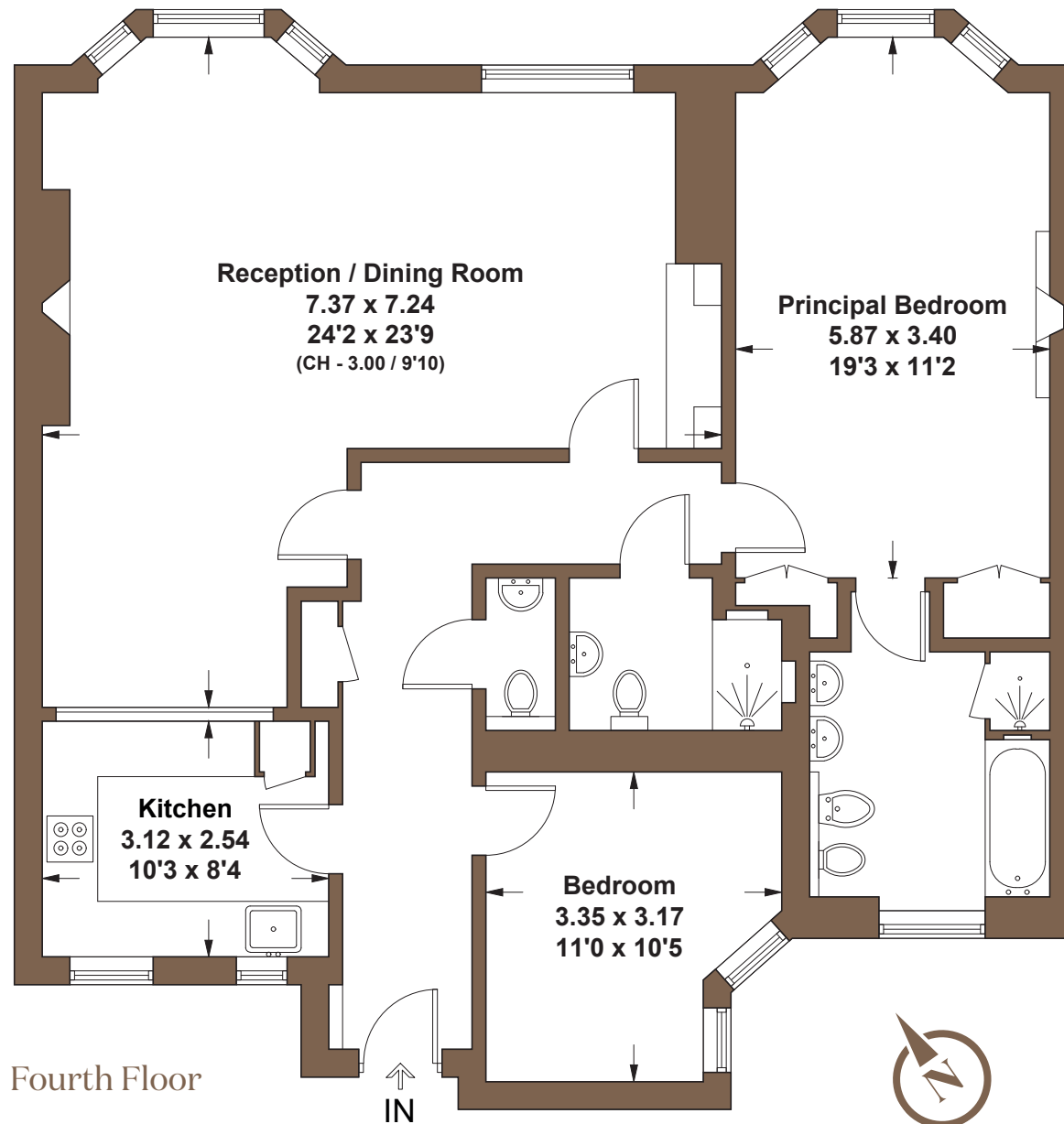












Fourth Floor

Flat 8 17 Berkeley Street

Guide price

£3,000,000

Tenure

Leasehold
with approximately 969 years remaining

EPC rating

C

Council Tax Band

H

Local Authority

City of Westminster

Service Charge

£17,326.72

Reviewed annually, next review due in 2024

Ground Rent

£250 per annum

Approximate Floor Area

108.2 sq m

1165 sq ft

(Including Limited Use Area

0.7 sq m / 7 sq ft)

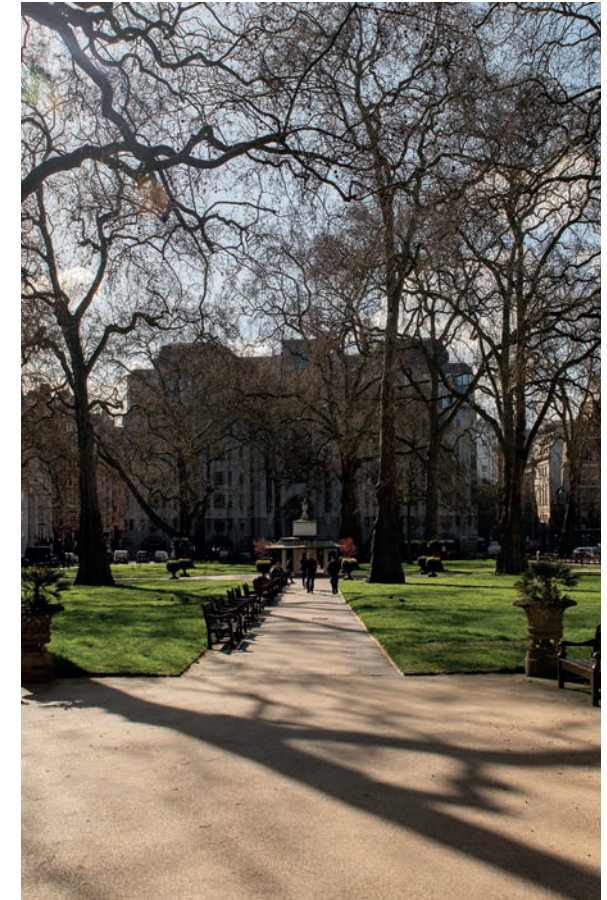
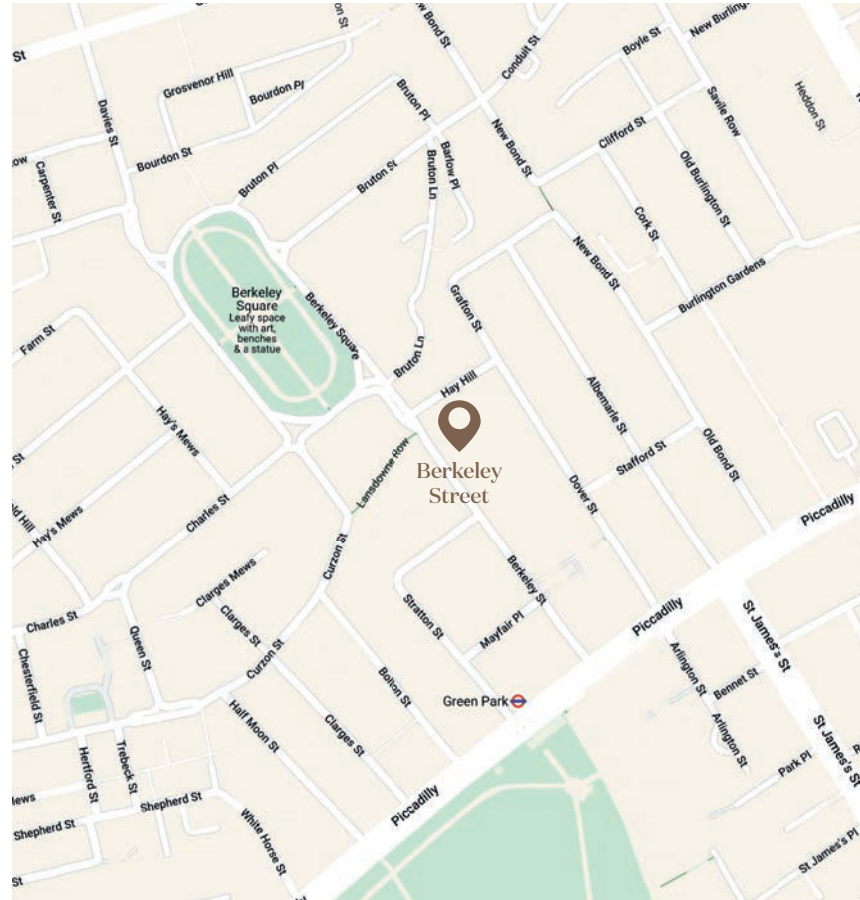
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1055859)

Location

Located in the heart of London's oldest and most renowned district, Flat 8, 17 Berkeley Street is perfectly situated for the finest boutiques, bars and restaurants that Mayfair has to offer. It is within close proximity of prestigious Grosvenor Square and Berkeley Square, which plays host to exclusive private members clubs such as Annabel's.

There is an abundance of designer retailers along Mount Street and Old Bond Street, with Oxford Street and Regent Street also nearby, offering a vast array of shopping, restaurant and bar facilities.

The wonderful open green spaces of Hyde Park, Green Park and St. James's Park are within walking distance, and excellent local transport links are close at hand, including Green Park Underground Station (Jubilee, Piccadilly and Victoria lines).





Jonathan Fieldman
 +44 20 7647 6615
 jonathan.fieldman@knightfrank.com

Charles Cutting
 +44 20 7578 5107
 charles.cutting@savills.com

Robert Britten
 +44 20 7529 5567
 RB@wetherell.co.uk



Knight Frank
 120a Mount Street
 Mayfair
 London W1K 3NN
 knightfrank.co.uk



Savills
 36 North Audley Street
 Mayfair
 London W1K 6ZJ
 savills.co.uk



Wetherell
 102 Mount Street
 Mayfair
 London W1K 2TH
 wetherell.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated 23/10/20. Photographs and videos dated 16/10/20. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. KF-201021-02GG-B

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated 23/10/20. Photographs and videos dated 16/10/20. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 6AN where you may look at a list of members' names. If we use the term "partner" when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email