

AN EXCEPTIONAL TWO-BEDROOM APARTMENT WITH
FIVE WINDOWS OVERLOOKING BERKELEY SQUARE



Berkeley Square

MAYFAIR W1

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ituated in the only residential building on Berkeley Square, this unique apartment is on the third floor with unprecedented views over one of London's most famous garden squares. The 37-foot-wide reception room boasts the tallest windows in the building with all five showcasing the historic view.



There is a well-equipped, integrated kitchen adjacent to the reception room and a discreet guest WC across the hall.

Quietly located at the rear of the building are the two large double bedrooms, both with west facing aspects and views over the courtyard. The principal suite has a full wall of built in wardrobes and large en suite bathroom with sauna and separate walk-in shower. The second bedroom also has built in wardrobes with en suite bathroom and walk in shower. The property is offered with a long lease.



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Berkeley Square is a prominent period block and the only residential building on this historic square. It benefits from lift access and porter. Berkeley Square was originally laid out by architect William Ken in the mid-18th century and this iconic address inspired the song "A Nightingale Sang in Berkeley Square" sung by Vera Lynn in 1939.



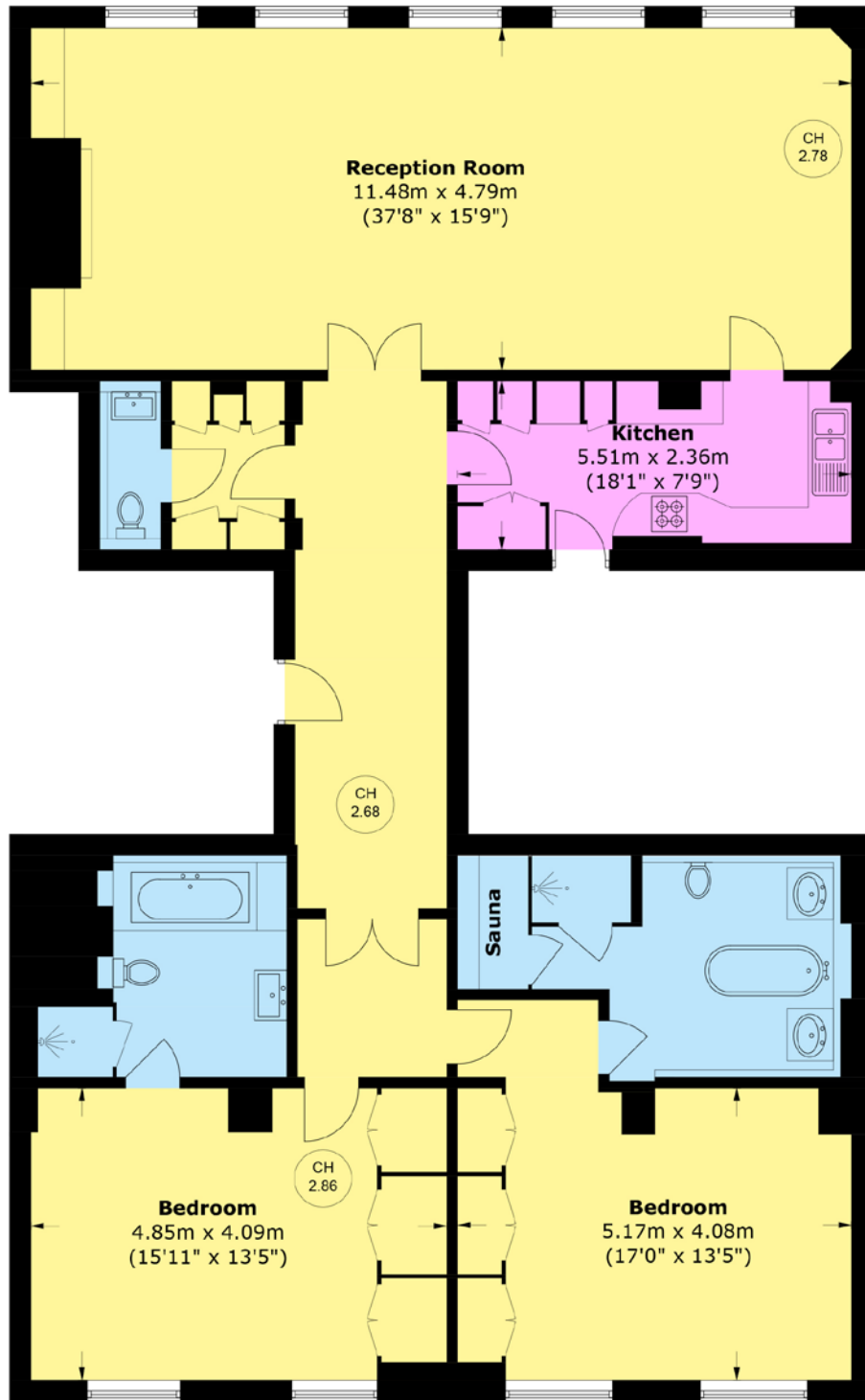
RECEPTION ROOM
FIVE WINDOWS WIDE

TWO BEDROOMS WITH
ENSUITE BATHROOMS

POWDER ROOM

LIFT · PORTER

OUTSTANDING VIEWS



THIRD FLOOR

Total Area (Approx): 172 sq m (1,858.9 sq ft)

Price £6,500,000

Tenure Leasehold, approximately 99 years remaining

Service Charge Approximately £26,994 per annum
(Inclusive of reserve fund)

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