

# PENTHOUSE CHESTERFIELD GARDENS

## MAYFAIR, W1

A stunning two bedroom penthouse apartment with  
a private terrace and a share of the freehold

— A SANDRINGHAM LAND DEVELOPMENT —



Situated on the 9<sup>th</sup> floor of a prestigious residential building, this stunning penthouse apartment enjoys panoramic views stretching across London's iconic skyline.



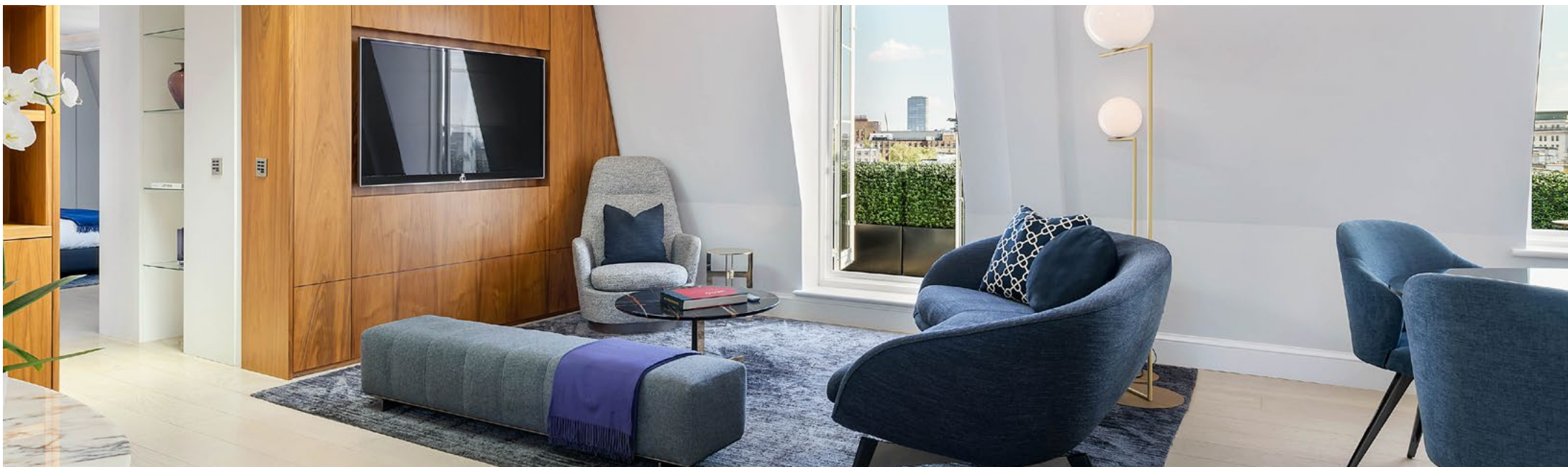




## THE PROPERTY

Designed by famed interior designer, Maurizio Pellizoni, who's meticulous approach has produced this impressive space which is furnished by Minotti London.

The expansive reception room is flooded by natural light from two roof lights and floor-to-ceiling french windows leading to the private terrace (non-demised). Off the reception is a smart utility room and a modern kitchen with integrated Gaggenau appliances and sliding doors allowing segregation when cooking.









The principal bedroom suite has extensive built in wardrobes, lined in American black walnut and an en suite bathroom with walk-in shower. The second bedroom has built-in storage and there is a separate guest shower room across the hall. For added privacy, both the bedroom and bathroom can be completely enclosed with pocketdoors, creating a self-contained suite - the perfect guest retreat.



The apartment is fully air conditioned with underfloor heating throughout and has lift access. Chesterfield House is one of Mayfair's most distinguished buildings, offering 24-hour portage and security, secure basement storage, and limited off-street parking for residents.





## LOCATION

Situated in Chesterfield Gardens, a tree-lined quiet cul-de-sac, this purpose-built block is well located just off Curzon Street, moments from the open spaces of Hyde Park and the boutique shops of Mount Street. The nearest underground station is Green Park.

**PRICE:** £3,295,000

**RESERVE FUND:** £930 PA

**ANNUAL GROUND RENT:** £25 PA

**ANNUAL SERVICE CHARGE:** £8,440.80 PA (EXCLUDING RESERVE FUND)

# 9<sup>TH</sup> FLOOR PENTHOUSE, CHESTERFIELD GARDENS



## LIVING/DINING

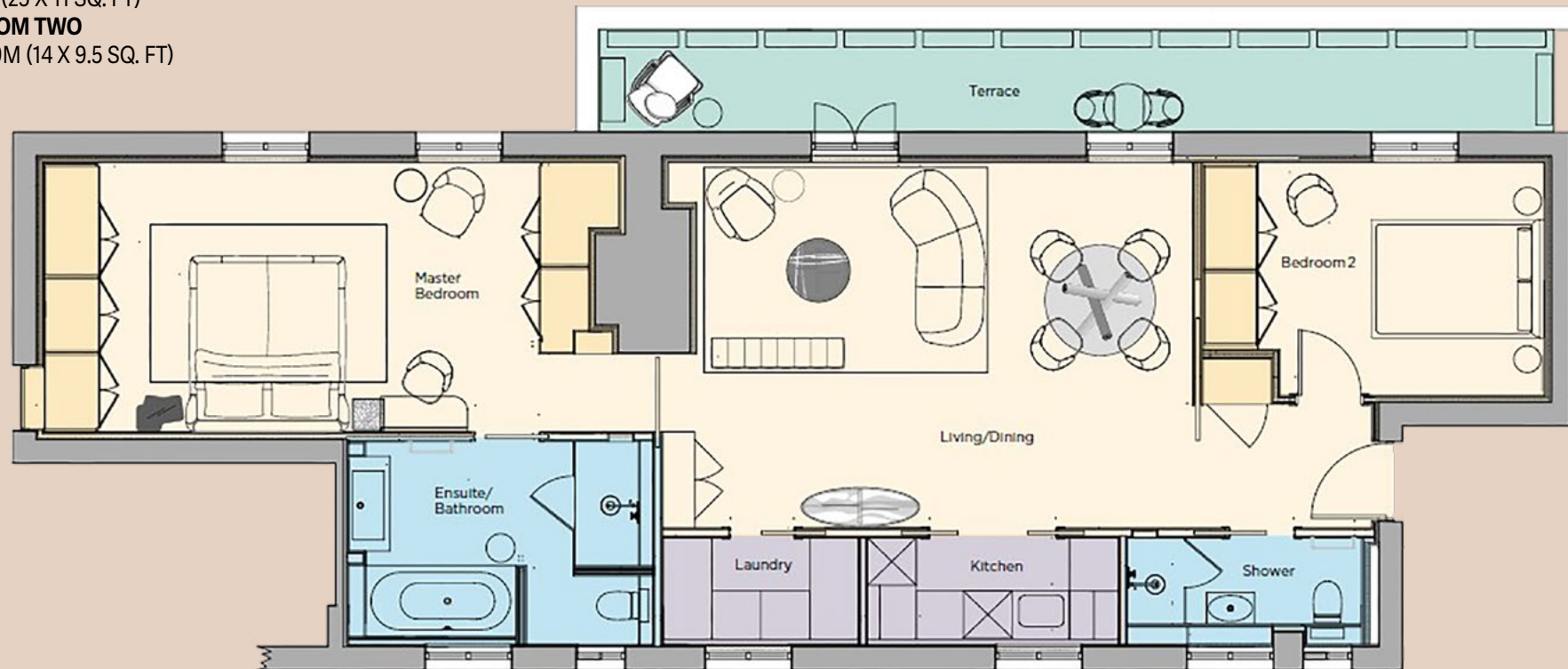
6.7 X 4.5M (22 X 15 SQ. FT)

## MASTER BEDROOM

7.7 X 3.4 (25 X 11 SQ. FT)

## BEDROOM TWO

4.3 X 2.9M (14 X 9.5 SQ. FT)



## APPROXIMATE GROSS INTERNAL FLOOR AREA

1,105 SQ. FT

## TERRACE GROSS EXTERNAL AREA (NON-DEMISED)

170 SQ. FT

## TENURE:

SHARE OF THE FREEHOLD WITH  
83 YEAR UNDERLYING LEASE

## LOCAL AUTHORITY

WESTMINSTER

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 upon them.





MAURIZIO  
PELLIZZONI  
INTERIOR ARCHITECTURE & DESIGN



PENTHOUSE | PRIVATE ROOF TERRACE  
TWO DOUBLE BEDROOMS | 24 HOUR PORTER  
AIR CONDITIONING | OFF-STREET PARKING



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