

## 22 Hanover Square London

This amazing apartment is located within the sought after Mandarin Oriental Hotel in the centre of Mayfair; the stunning boutique hotel is situated in the heart of London's most exclusive and iconic neighbourhoods. Residents can take advantage of the beautiful Hanover Square just moments from the Hotel. The apartment offers understated luxury and space in an open-plan design with a sitting area bathed in natural light

Residents will benefit from the dedicated team of full-time Mandarin Oriental trained staff including a 24-hour concierge, valet, maintenance, housekeeping, and security to manage your daily life.

Amenities at the Mandarin Oriental Residences are exceptional. The facilities include a residents' lounge, a sauna and steam room, a state-of-the-art gym, and spa and treatment rooms. A 25-metre heated indoor pool provides year-round swimming, while access to the four of the hotel's fine restaurant and signature bar means round-the-clock culinary excellence.

The spa & wellness area provides the perfect space for guests to enjoy the state of the art facilities.

Council Tax Band: Westminster - E

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £5,500 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating & cooling – Mains  
| Internet: Fibre | Parking no | Lift access

**£5,500 Per Week**

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Westminster Council Website, Planning & Building Control

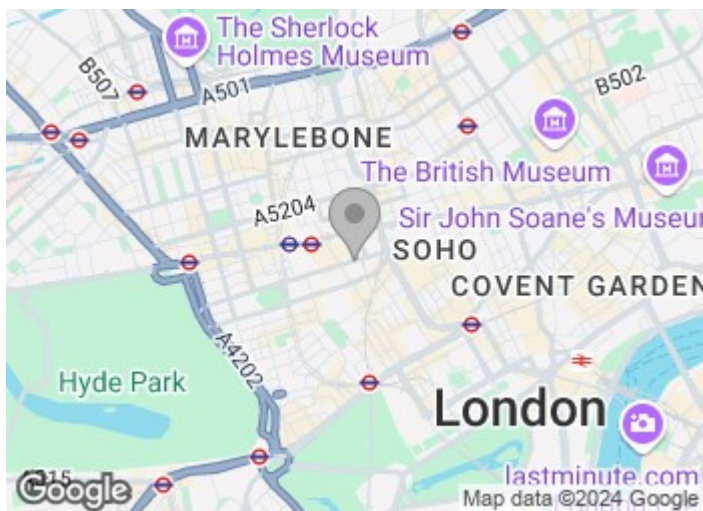
28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

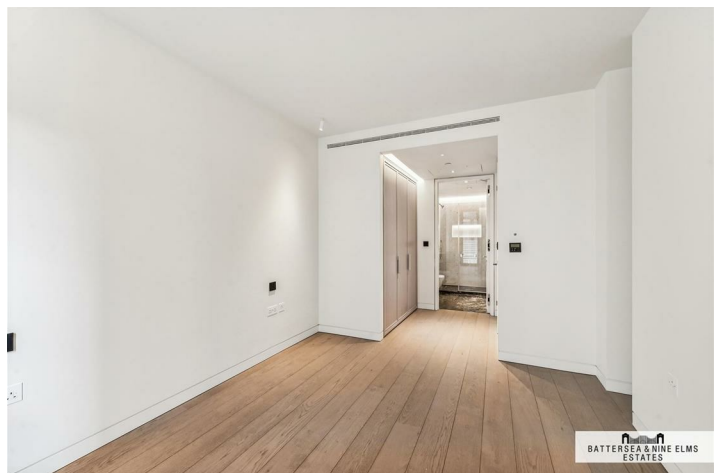
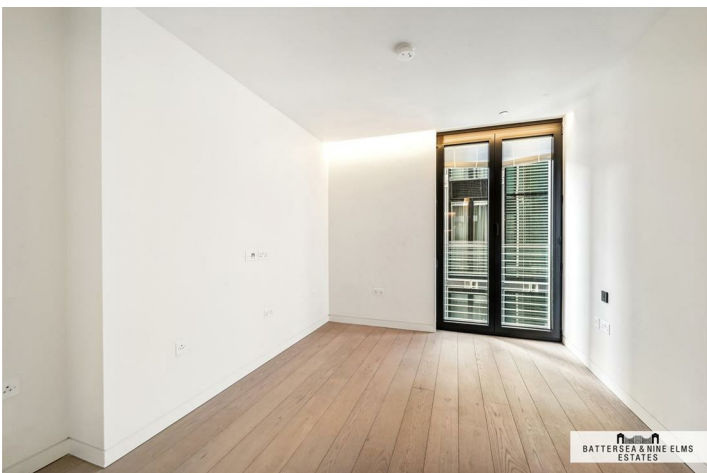
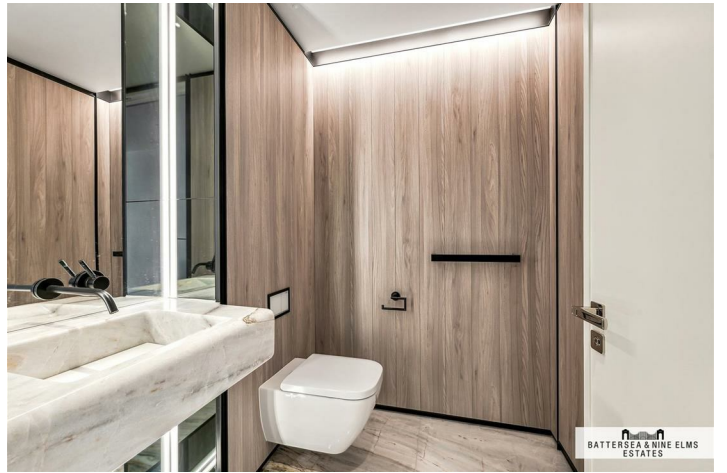
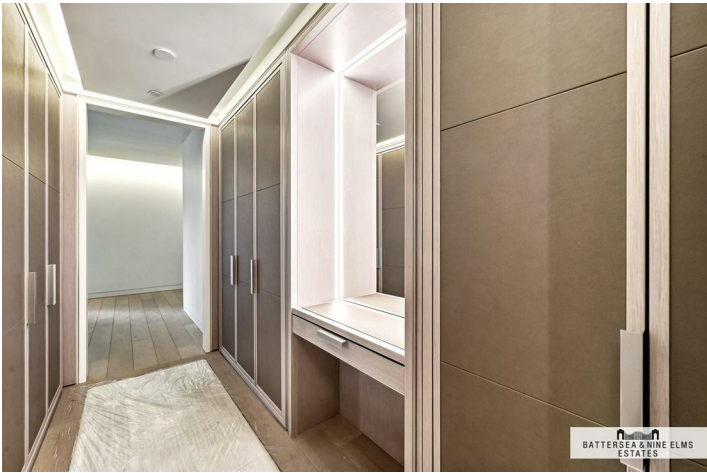
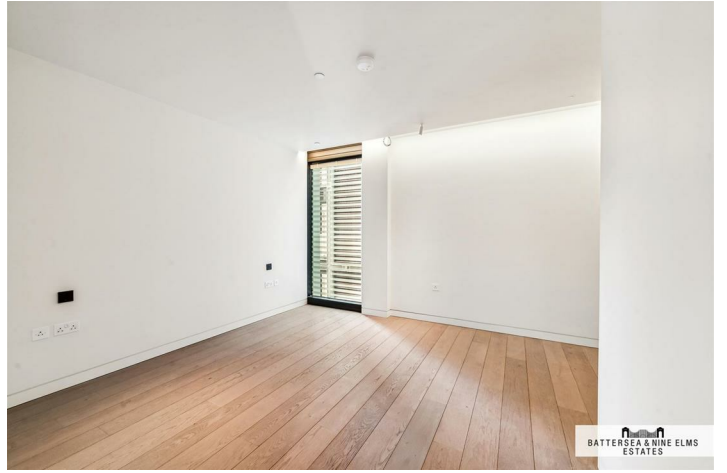
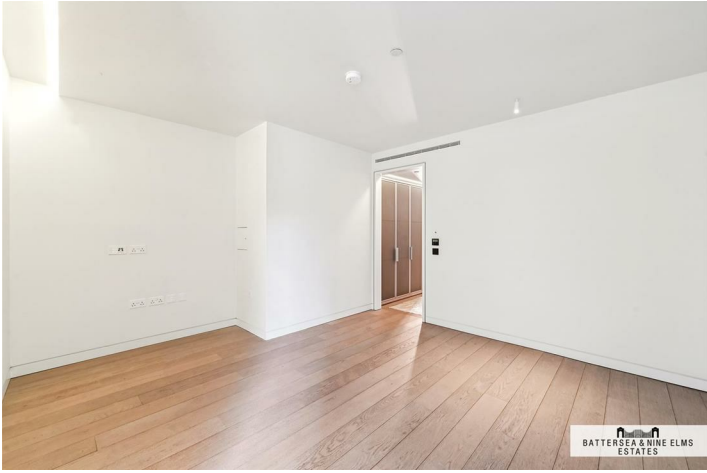
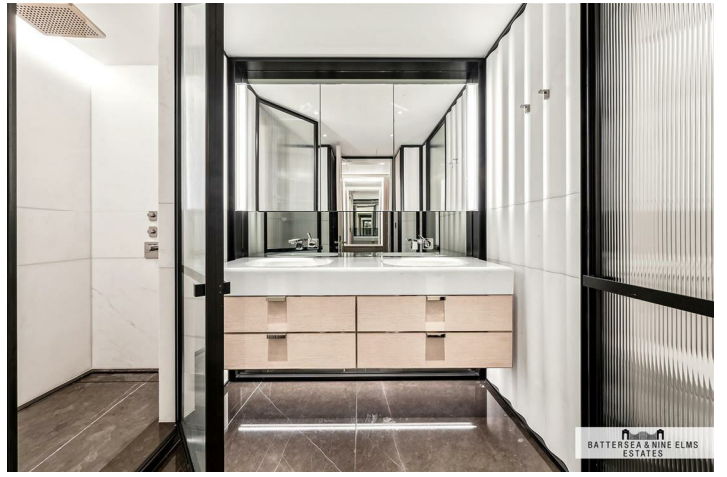
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- Three bedrooms
- Three en suite bathrooms & WC
- Separate dining room
- Iconic development
- Gym & spa
- Access to the hotel's restaurant and signature bar



Directions





**Hanover Square, W1S**  
 Approximate Gross Internal Area  
**171.74 sq m / 1,849 sq ft**  
 ( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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