



Carysfort House
14 West Halkin Street, SW1X





An exceptional Penthouse style maisonette arranged over the top two floors (lift) of this well maintained building.

The property, which is extremely bright, was interior designed, fitted and finished to a very high standard including Gaggenau appliances, air conditioning, underfloor heating and Sonos surround and other unique media features.

West Halkin Street is perfectly located between Belgrave Square and Sloane Street with Motcomb Village a moment away with the boutique shops, restaurants and the flag shop Waitrose. Hyde Park is also within reach.

Access to Belgrave Square gardens is available by separate arrangement with Grosvenor.

- dual aspect open plan double reception room
- 2 bedrooms
- 2 bathrooms (1 en suite)
- lift
- resident caretaker

Asking Price £2,750,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 110 years & 10 months expiring 20/12/2135

Service Charge: £8,212.00 per annum i.e. £4,106 from September 2024 to March 2025

Ground Rent: Peppercorn

Local Authority: City Of Westminster

Council Tax Band: G

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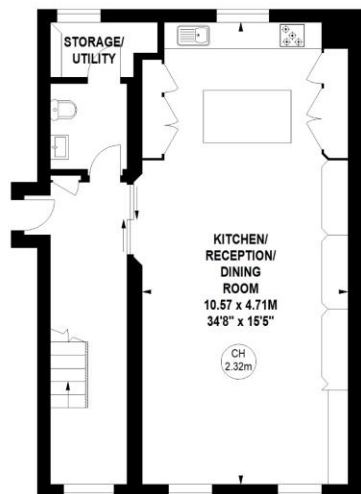
020 7235 8090

**Carysfort House,
West Halkin Street, SW1**

Approximate gross internal area

125.14 sq m / 1347 sq ft

Key :
CH - Ceiling Height



Fourth Floor



Fifth Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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