



Charles Street
London, W1J

CHESTERTONS





Stunning first floor apartment with dramatic ceiling heights and an abundance of natural light superbly located on a quiet street in the heart of Mayfair minutes from the Mayfair village and Berkeley Square.

A rare opportunity to purchase a beautiful two bedroom first floor apartment on Charles Street. Boasting 3.6 metres ceilings, three south facing floor-to-ceiling French doors that open onto a Juliette balcony, the property has many charming original period features and benefits from an abundance of natural light.

The property has huge potential providing an opportunity for an incoming buyer to refurbish the apartment to their desired taste.

The apartment comprises a large reception room ideal for entertaining, a separate kitchen with views over a communal terrace, principal bedroom, second double bedroom, a large family bathroom and a walk-in-wardrobe. The property benefits from having a share in the freehold as well as two storage cupboards located in the building.

Charles Street is one of Mayfair's premier residential streets, conveniently located a short from the green open spaces of Hyde Park and Green Park, the Mount Street Gardens, Grosvenor Square and Berkeley Square are all within walking distance of the property.

- First floor
- High ceilings
- Period features
- Juliet balcony
- Communal terrace
- Refurbishment potential

Asking Price £3,250,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			
		73	83

Tenure: Share of Freehold 973 years 5 months
Service Charge: £9,000 including contribution to the sinking fund
Ground Rent: Peppercorn
Local Authority: City of Westminster
Council Tax Band: G

Chestertons Mayfair Sales

47 South Audley Street
 London
 W1K 2QA

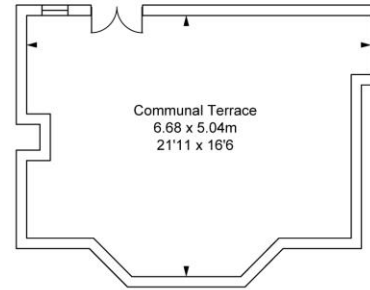
mayfair@chestertons.co.uk

020 7629 4513

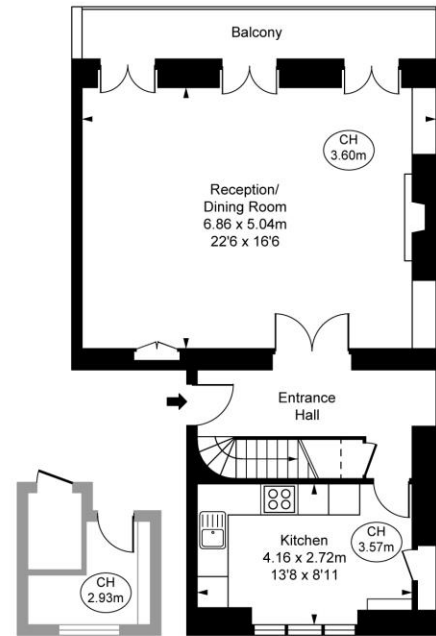
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Approximate Gross Internal Area
 120.2 sq m / 1,294 sq ft
 Store
 5.5 sq m / 59 sq ft
Total Areas Shown On Plan
125.7 sq m / 1,353 sq ft
 (Including restricted height
 under 1.5m [- - - -])
 (CH = Ceiling Heights)

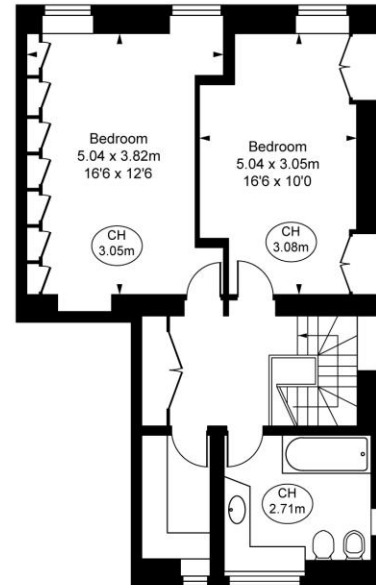


First Floor
(Not shown in Actual location
or Orientation)



Store
(Not shown in Actual location
or Orientation)

First Floor



Second Floor

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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