



# Berkeley Street

Mayfair, W1J

Asking Price £1,595,000

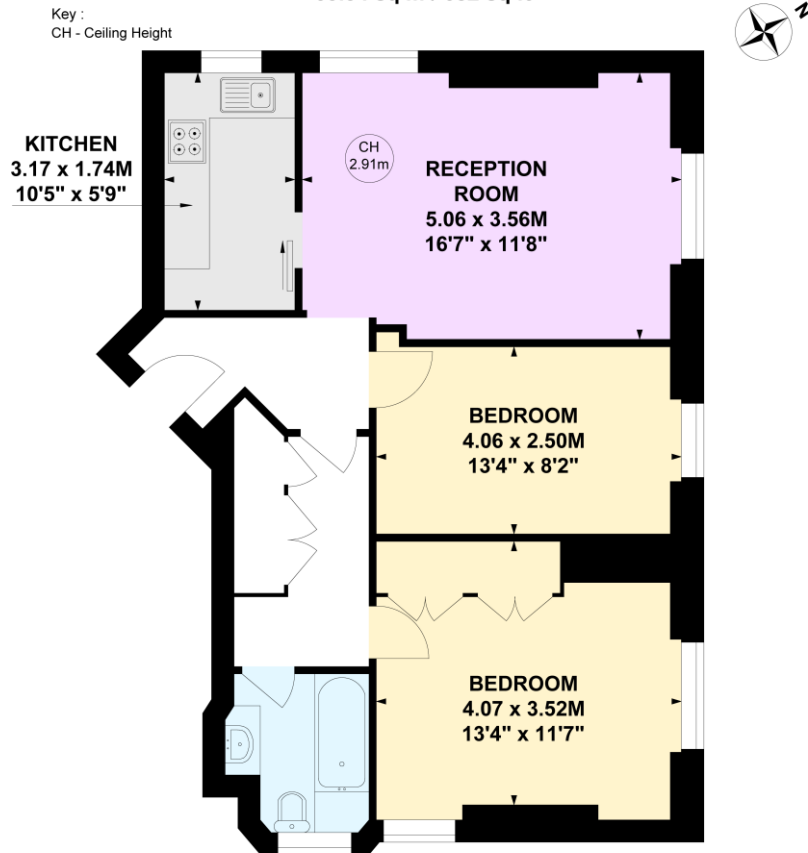
A beautifully maintained third floor flat benefitting from a lift and a porter. The property briefly comprises a dual aspect living room with access to a separate kitchen, two double bedrooms, the main with built in wardrobes and a family bathroom.

**CHESTERTONS**

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Approximate gross internal area

63.34 sq m / 682 sq ft



### Third 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

**Tenure:** Share of Freehold with 974 Year Lease (24/06/2999)

**Service Charge:** £10604 Includes- Electricity, Heating, Concierge, Insurance, Maintenance, lift, Administration.

**Local Authority:** City Of Westminster

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Chestertons Mayfair Sales

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