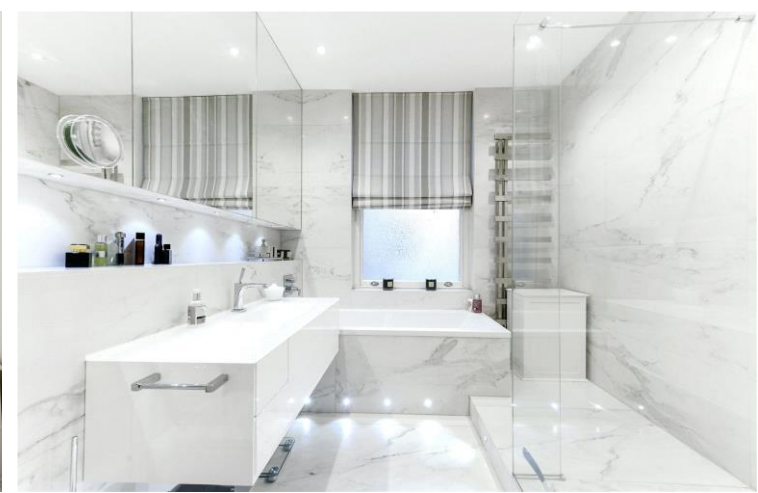




Berkeley Street
Mayfair, W1J

CHESTERTONS





Flooded with natural light and offering a superb Mayfair address, this beautifully presented fourth-floor apartment is situated within a well-managed block overlooking Berkeley Street. The property features a spacious dual-aspect reception room with impressive ceiling heights, floor-to-ceiling windows, wooden flooring, and a sleek, fully integrated AEG kitchen. There are two generous double bedrooms, both with en suite bathrooms, including a particularly bright master suite, along with ample built-in storage and a guest cloakroom. Residents benefit from a day porter, a large lift, and an unbeatable location just moments from Green Park station (0.1 miles), with immediate access to some of London's finest restaurants, boutiques, and nightlife. An ideal pied-à-terre or rental investment in the heart of the West End.

- Prime Mayfair location
- Abundant natural light
- Dual-aspect reception room
- High ceilings throughout
- Floor-to-ceiling windows
- Modern integrated kitchen
- Two en suite bedrooms
- Guest cloakroom
- Wooden flooring throughout
- Day porter service
- Large passenger lift
- Moments from Green Park

Asking Price £3,300,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 962 years (09/05/2987)
Service Charge: £4790 per annum approximately
Ground Rent: £0
Local Authority: City of Westminster
Council Tax Band: H

Chestertons Mayfair Sales

47 South Audley Street
 London
 W1K 2QA

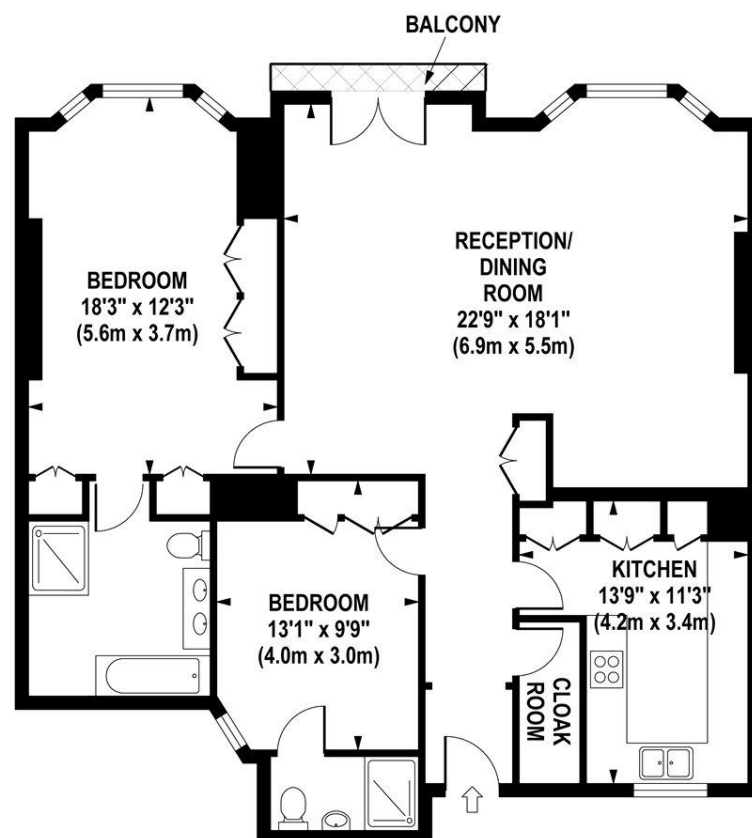
mayfair@chestertons.co.uk

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BERKELEY STREET

Approximate Gross Internal Area 1122 sq ft / 104.2 sq m



**FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 1122 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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