



Berkeley Street
Mayfair, W1J

CHESTERTONS





A beautifully maintained third floor flat approaching 700sqft, benefitting from a lift and a porter.


The property briefly comprises a spacious dual aspect living room/ dining area providing ample space for entertaining. There is an adjoining kitchen, which (subject to approval) could be opened into the living space or remain separate.

The entrance hall has an internal door which when closed creates a private suite to the main bedroom, the hall has ample storage and access to the family bathroom. The main bedroom, also dual aspect has fully fitted wardrobes and the second bedroom is perfect for either a home office or sizable double.

Berkeley Street is London's most sought-after restaurant location with an array of high-end eateries. The apartment is close to the open green spaces of Berkeley Square Gardens and Green Park. Nearest Underground is Green Park (0.1) miles.

- Porter/ Lift
- Includes heating and hot water
- Share of freehold
- Two double bedrooms
- Spacious living/ dining room
- Separate kitchen

Asking Price £1,495,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	64	72
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold 974 years

Service Charge: £10604 Includes- Electricity, Heating, Concierge, Insurance,

Ground Rent: £0

Local Authority: City Of Westminster

Council Tax Band: F

Chestertons Mayfair Sales

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Approximate gross internal area

63.34 sq m / 682 sq ft

Key :
CH - Ceiling Height



KITCHEN
3.17 x 1.74M
10'5" x 5'9"

CH
2.91m

**RECEPTION
ROOM**
5.06 x 3.56M
16'7" x 11'8"

BEDROOM
4.06 x 2.50M
13'4" x 8'2"

BEDROOM
4.07 x 3.52M
13'4" x 11'7"

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

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