

# Charles Street

MAYFAIR W1J







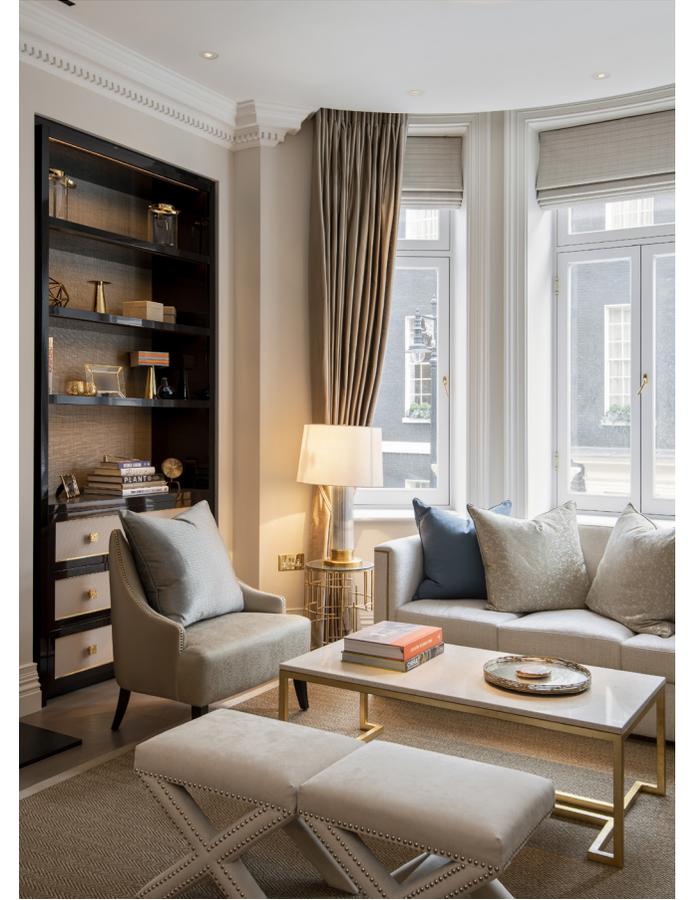
**A truly exceptional Rigby  
& Rigby designed lateral  
apartment offering over 3000  
Sqft of living and entertaining  
space in the heart of Mayfair**





Positioned over the whole first floor of this stunning Victorian conversion the property offers majestic volume with ceiling heights over 3.2m and an immaculate finish throughout. The grand reception room is flooded with natural light from a stunning bay window and doors onto a balcony overlooking Charles Street. The entertaining space offers a cocktail bar and a beautifully crafted study area. The contemporary kitchen / breakfast room can be separated from the reception room with some sliding doors.





The splendid kitchen design is of the highest specification and possesses marble work tops, a breakfast bar and integrated Gaggenau Appliances. In addition, there is a separate seating area ideal for hosting drinks receptions. The apartment is filled with an abundance of luxury specifications including under-floor heating and comfort cooling throughout as well as fully integrated Lutron lighting and the latest AV technology.





The large principal suite boasts an extraordinary dressing area with ample fitted storage and a sizeable en-suite bathroom possessing a stunning marble finish and a free-standing bath. The two further bedrooms both have en-suite bathrooms. In addition to the three bedrooms there is a separate studio apartment which is ideal for staff accommodation or guests.







### Tenure

Share of freehold

### Price

Guide price £14,500,000

### Local Authority

Westminster

### EPC

E



### Approximate Area

283.4 sq m  
3050 sq ft

### Garage

26.3 sq m  
283 sq ft

### Studio

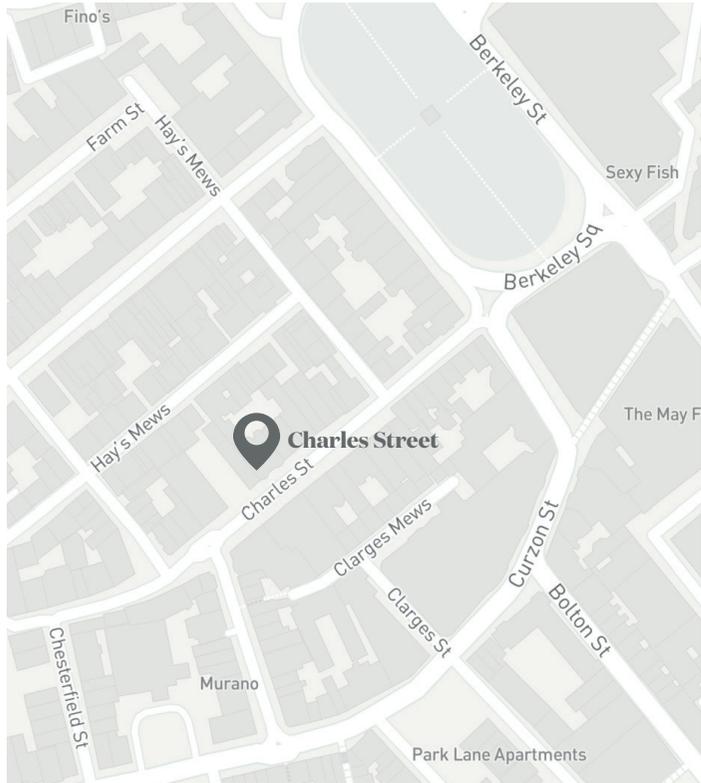
22.6 sq m  
243 sq ft

### Total

332.3 sq m  
3576 sq ft

including limited use area  
6.5 sq m / 70 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID706319)



## Location

Charles Street is bound in history as one of Mayfair's most prestigious streets. Berkeley Square is located at the north side of Charles Street where you can find exclusive private members clubs such as Annabel's and famous restaurants such as Sexy Fish.

Charles Street is also just moments from the designer retailers along Old Bond Street. Mount Street is close by offering an array of designer retailers, restaurants, and The Connaught hotel.





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